

15.7 Phase I Environmental Assessment



TECHNICAL MEMORANDUM

Date: January 3, 2006
To: Starla Hack
From: Richard Beck
Subject: Phase I Environmental Site Assessment Review: Shoreline Gateway Project (APNs 7281-022-901 and 7281-023-010, 011, 013, 014, 015, 016, and 017)

Per your request, I performed a review of the Phase I Environmental Site Assessment (ESA) prepared by SCS Engineers (SCS), dated August 2005, for the subject project, located within the City of Long Beach, County of Los Angeles, California. Based on my review, several items should be noted and are discussed below:

General Overview

- The Phase I ESA indicated that the subject site consists of two (2) unconnected parcels. The property is approximately 91,800 square feet and consists of office, commercial, and multi-family residential land uses.
- SCS reported that no hazardous substances were observed in any exterior area and no obvious signs of past hazardous material use were observed on the property.
- SCS reported that the eastern portion of the property appears to have been occupied by a service station from approximately 1926 through 1972. No removal records were obtained by SCS.
- SCS reported one (1) off-site property that has released petroleum products into the ground surface; due to the proximity of the project site to the listed property, soil vapor and groundwater beneath the property may be impacted.
- SCS recommended that since no removal records were obtained, additional investigations should be conducted to determine if there were any releases from the tanks. It was also recommended that an asbestos inspection should be conducted prior to any demolition or renovation activities.

RBF Opinions and Recommendations

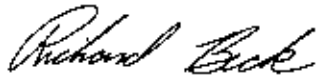
The following opinions and recommendations are considered preliminary. RBF's scope of work included a review of the subject Phase I ESA (as provided). RBF did not conduct any work to satisfy the conditions of ASTM 1527-00 (e.g., site inspection, interviews) and RBF's opinions and recommendations are solely based on our review of the ESA as it was provided. RBF did not review the complete appendices for the subject ESA.

- The interior area of the subject property should be visually inspected prior to any demolition or construction activities. Should hazardous materials be encountered within the subject property, the materials should be tested and properly disposed of in accordance with State and Federal regulatory requirements. Any stained soils or surfaces underneath the removed materials should be sampled. Results of the sampling would indicate the appropriate level or remediation efforts that may be required.
- The presence or absence of the reported historic on-site underground storage tanks (USTs) should be defined. If on-site, the USTs should be removed and properly disposed of at an approved landfill facility. Once the tanks are removed, a visual inspection of the areas beneath and around the removed USTs should be performed. Any stained soils observed underneath the USTs should be sampled. Results of the sampling (if necessary) would indicate the level or remediation efforts that may be required.
- Due to the age of the on-site structures, the National Emission Standards for Hazardous Air Pollutants (NESHAP) mandates that building owners conduct an asbestos survey to determine the presence of ACMs prior to the commencement of any remedial work, including demolition. Prior to demolition work, it is recommended that areas be sampled as part of an asbestos survey. Any demolition of the existing buildings must comply with State law, which requires a contractor, where there is asbestos-related work involving 100 square feet or more of ACMs, to be certified and that certain procedures regarding the removal of asbestos be followed.
- If during demolition of the structures, paint is separated from the building material (e.g., chemically or physically), the paint waste should be evaluated independently from the building material to determine its proper management. According to the Department of Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be disposed of as construction debris (a non-hazardous waste). It is recommended that the landfill operator be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials.
- A qualified hazardous materials consultant with Phase II and Phase III experience should review files for adjacent service station property across the street, which has reported subsurface releases. The goal of the file review would be to delineate the vertical and lateral extent of contamination relevant to the subject project site.
- If unknown wastes or suspect materials are discovered during construction by the contractor, which he/she believes may involve hazardous waste/materials, the contract shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the Project Engineer of the implementing Agency;
- Secure the areas as directed by the Project Engineer; and
- Notify the implementing agency's Hazardous Waste/Materials Coordinator.

Based on a review of the Phase I ESA, it is RBF's opinion that the above-mentioned recommendations be implemented prior to development of the subject site. Should you have any questions with respect to the review of the subject letter, please do not hesitate contact me at 949/855-3687 or Rbeck@rbf.com.

Sincerely,



Richard Beck, REA
Regulatory Manager
Environmental Services-Special Projects

SCS ENGINEERS

**PHASE I ENVIRONMENTAL ASSESSMENT
SHORELINE GATEWAY PROJECT
(APNS 7281-022-901 AND 7281-023-010, 011, 013,
014, 015, 016, AND 017)
LONG BEACH, CALIFORNIA**

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RBF CONSULTING

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SHORELINE GATEWAY PROJECT
(APNS 7281-022-901 AND 7281-023-010, 011, 013,
014, 015, 016, AND 017)
LONG BEACH, CALIFORNIA**

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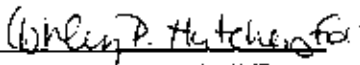
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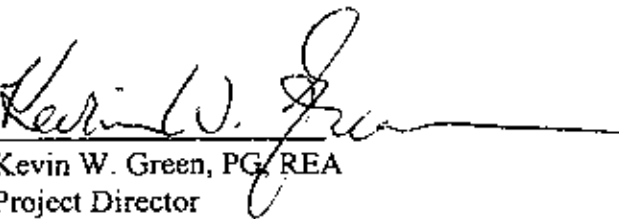
August 2005

File No. 01205102.00



This Phase I Environmental Assessment Report for the Shoreline Gateway Project located in Long Beach, California, dated August 2005, was prepared by J. Rodney Marsh and reviewed by Kevin W. Green.


J. Rodney Marsh, REA
Senior Project Professional


Kevin W. Green, PG, REA
Project Director
SCS ENGINEERS



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EXECUTIVE SUMMARY

SCS Engineers (SCS) was retained by Overland, Pacific & Cutler, Inc. on behalf of The City Attorney for the City of Long Beach to prepare a Phase I Environmental Assessment of the Shoreline Gateway Project located in Long Beach, California (the "Property"). This assessment was performed in general conformance with ASTM E1527-00 guidelines for Environmental Assessment Reports.

Based on the scope of work performed, SCS finds the following:

- The Property consists of two unconnected parts. The eastern part is located at 725-777 East Ocean Boulevard (APN 7281-022-901). The western part includes several addresses – 615, 619, and 645 East Ocean Boulevard (APNs 7281-023-013, 014, and 015, respectively), 19-39 Lime Avenue (APN 7281-023-010, 016, & 017), and 40 Atlantic Avenue (APN 7281-023-011).
- The Property is approximately 91,800 square feet in area and is occupied by a mix of office, commercial, and multi-family residential buildings, and parking lots. The eastern portion of the Property is currently occupied by a video store and associated parking lots. The western portion of the Property is occupied by a single-story brick office building (E&T Construction, General Contractors), a single story restaurant (Long Beach Café), several multi-story apartment buildings, and associated parking lots. With the exception of small areas of landscaping, the Property is entirely paved. No obvious recognized environmental conditions were observed in any of the outside areas. Building interiors were not accessible for inspection.
- No hazardous substances were observed in any exterior area. As noted above, building interiors were not inspected, but the types of land uses observed on the Property are not normally associated with extensive hazardous material usage. No obvious signs of past hazardous material use (stained or degraded paving, etc.) were observed on the Property.
- The historical record review identified no recognized environmental conditions on the western portion of the Property. Some of the lots on the western portion were developed with dwellings as early as 1898. By 1914, essentially the entire western portion had been developed, primarily with apartment buildings. Individual lots have also been occupied by a parking garage, a market, an office building, and a restaurant.
- The eastern portion of the Property appears to have been occupied by a service station from approximately 1926 through 1972. Other than a notation in a Long Beach Fire Department index to the effect that four tanks were removed from the site in 1972, no records have been found relating to the tanks at this service station.
- Regulatory database information identified few known and suspected contamination sites in the area surrounding the Property. With one possible exception, it is unlikely that any of these sites have impacted the Property. The exception is a service station across Alamitos Avenue from the eastern portion of the Property. This service station has experienced several releases from underground storage tanks that have impacted soils



and groundwater beneath the site. Due to the proximity of this service station to the Property, soil vapor and groundwater beneath the Property may have been impacted by these releases.

In summary, SCS has performed a Phase I Environmental Site Assessment of the Shoreline Gateway Project located in Long Beach, California, in general conformance with the scope and limitations of ASTM Practice E1527-00. This assessment has revealed evidence of recognized environmental conditions in connection with the Property, in particular the former service station on the eastern portion of the Property. Since there are no records associated with the removal of the tanks on this portion of the Property, additional investigations are recommended to determine if there were ever any releases from these tanks.

In addition, in the event of demolition or renovation of any of the buildings on the Property, an asbestos inspection is recommended.

**PHASE I ENVIRONMENTAL ASSESSMENT
SHORELINE GATEWAY PROJECT
(APNS 7281-022-901 AND 7281-023-010, 011, 013,
014, 015, 016, AND 017)
LONG BEACH, CALIFORNIA**

INTRODUCTION

SCS Engineers (SCS) was retained by Overland, Pacific & Cutler, Inc. on behalf of The City Attorney for the City of Long Beach to prepare a Phase I Environmental Assessment of the Shoreline Gateway Project located in Long Beach, California (the "Property"). A location map for the Property is presented as Figure 1 in Appendix A. This assessment was performed in general conformance with ASTM E1527-00 guidelines for Environmental Assessment Reports.

PURPOSE

The purpose of this investigation was to identify any recognized environmental conditions as defined in ASTM Standard E1527-00:

"...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

This assessment is intended to constitute an appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice, as required to support the assertion of the innocent landowner, contiguous property owner, and/or bona fide prospective purchaser defenses under the Comprehensive Response, Compensation, and Liability Act of 1980 (CERCLA a.k.a. Superfund), the Superfund Amendments and Reauthorization Act of 1986 (SARA), and the Small Business Liability Relief and Brownfields Revitalization Act of 2002.

SCOPE OF WORK

This Phase I Environmental Assessment is based on:

- Field observations made during a Property reconnaissance performed on August 2, 2005.
- Review of federal, state, and local regulatory databases. The search distances are those specified by ASTM E1527-00.



- Review of historical Property use information (topographic maps, aerial photographs, fire insurance maps, existing reports, etc.).
- Interviews with appropriate regulatory agency personnel and review of agency files.

SPECIAL TERMS AND CONDITIONS

Property Access

No access to building interiors was provided. All external public areas were accessible for inspection.

Use by Third Parties

This Phase I Environmental Assessment for the Shoreline Gateway Project, Long Beach, California has been prepared specifically for The City Attorney for the City of Long Beach in care of Overland, Pacific & Cutler, Inc. The report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented herein. This report is not a legal opinion.

No other party, known or unknown to SCS, is intended as a beneficiary of this work product, its content or information embedded therein. Third parties use this report at their own risk. Third party reliance letters may be issued on request and upon approval of The City Attorney for the City of Long Beach and payment of a fee for such letters.

LIMITATIONS AND ASSUMPTIONS

The investigation focused on potential sources of hazardous substances or petroleum products that could be considered a recognized environmental condition and/or a liability due to their possible presence in significant concentrations (e.g., above acceptable limits set by the Federal or state government) or due to the potential for contamination migration through exposure pathways (e.g., groundwater). Materials that may contain substances which are not currently deemed hazardous by the federal or state of California EPA were not considered as part of this study.

Unless specifically included in our scope of services, formal surveys for asbestos-containing materials, lead-based paints, fire safety, indoor air quality, mold, and similar matters were not part of this assessment. The Property was not evaluated for compliance with land use, zoning, wetlands, or similar laws. This report is not intended to be an environmental compliance audit.

Hazardous substances naturally occurring in plants, soils, and rocks, (e.g., heavy metals, naturally occurring asbestos, or radon) are not typically considered in these investigations. Similarly, construction debris (e.g., discarded concrete, asphalt) is not considered to be of concern unless observations suggest that hazardous substances are likely to be present in significant concentrations.

Unless otherwise noted, sampling and laboratory analyses of soil, water, air, building materials, or other media, were not performed as part of this investigation. Positive identification of hazardous substances can only be accomplished through sampling and appropriate laboratory analysis.

SCS Engineers assumes no responsibility for the accuracy of information obtained from, compiled by, or provided by third-party sources, such as regulatory agency listings. Unless obviously inaccurate or if information exists to the contrary, SCS Engineers assumes that information collected during this environmental site assessment is accurate and correct. Unless warranted, information collected has not been independently validated as part of this assessment.

GENERAL SITE CHARACTERISTICS

Site Location

The Property consists of two unconnected parts. The eastern part is located at 725-777 East Ocean Boulevard (APN 7281-022-901). The western part includes several addresses – 615, 619, and 645 East Ocean Boulevard (APNs 7281-023-013, 014, and 015, respectively), 19-39 Lime Avenue (APN 7281-023-010, 016, & 017), and 40 Atlantic Avenue (APN 7281-023-011).

General Site Description

The Property is approximately 91,800 square feet in area and is occupied by a mix of office, commercial, and multi-family residential buildings, and parking lots.

Description of Adjoining Properties

The eastern portion of the Property is bounded by Ocean Boulevard, Medio Street, and Lime and Alamitos Avenues. Apartment buildings are located across Medio Street, Lime Avenue, and Ocean Boulevard to the north, west, and south; a service station is located across Alamitos Avenue to the east.

The western portion of the Property is bounded by a hotel and apartment buildings to the north, Lime Avenue to the east, Ocean Boulevard to the south, and an apartment building and Atlantic Avenue to the west. Apartment buildings and a video store (i.e., the eastern portion of the Property) are located to the east across Lime Avenue; apartment buildings are located to the south across Ocean Boulevard, and various commercial buildings are located across Atlantic Avenue to the west.

ENVIRONMENTAL SETTING

Physiographic Setting

According to the U.S. Geological Survey (USGS), Long Beach, California, 7.5-minute topographical series map (1964, photorevised 1981), the Property is located at an elevation of approximately 35 feet above mean sea level, approximately 0.2 miles north of San Pedro Bay.

Regional topography is relatively flat with a gentle slope to the south toward the ocean. The Los Angeles River is located approximately 1.2 miles west of the Property.

Geology and Soils

Geologic maps indicate that surface soils in the area are part of the Late Pleistocene Lakewood Formation, continental and/or marine sediments consisting of gravel, sand, sandy silt, silt and clay with shale pebbles. The Lakewood Formation extends up to 100 feet below grade. The Lakewood Formation is underlain by at least several thousand feet of mostly marine sediments of the Late Pleistocene San Pedro Formation. In the area of the Property, surface deposits are primarily fine-grained sediments comprised of sands, silts and clays.

Groundwater

The Property is located in the southeastern portion of the West Coast Groundwater Basin. The first groundwater aquifer in the region is the Gage Aquifer within the Lakewood Formation. First groundwater in the vicinity of the Property is approximately 30 to 50 feet below grade (DWR, June 1961). There are no known regional groundwater contamination problems in this area. However, groundwater has been impacted locally by saltwater intrusion and is not used as a drinking water source. Groundwater in this area is anticipated to flow southerly in direction.

Radon

According to the California Department of Health Service's October 2002 report *Radon Database for California*, screening in the area of the Property (90802 zip code) found no locations where buildings had radon levels in excess of 4 pCi/L (the EPA action level). The alluvial geology of the coastal Long Beach area is not normally associated with elevated radon levels. Based on the available information, therefore, elevated radon gas is not expected in the area of the Property.

SITE INSPECTION

An inspection of the Property and surrounding area was conducted on August 2, 2005, by J. Rodney Marsh and Katie Mika of SCS. A sketch map and photographs of the Property are provided in Appendix B.

The eastern portion of the Property is currently occupied by a video store and associated parking lots. The western portion of the Property is occupied by a single-story brick office building (E&T Construction, General Contractors), a single story restaurant (Long Beach Café), several multi-story apartment buildings, and associated parking lots. With the exception of small areas of landscaping, the Property is entirely paved. The western portion of the Property is crossed by two alleys, Broadway Court and Bronce Way. No obvious recognized environmental conditions were observed in any of the outside areas. Building interiors were not accessible for inspection.

Hazardous Substances

No hazardous substances were observed in any exterior area. As noted above, building interiors were not inspected, but the types of land uses observed on the Property are not normally associated with extensive hazardous material usage. No obvious signs of past hazardous material use (stained or degraded paving, etc.) were observed on the Property.

Natural Drainage

Natural waterways are not currently located on the Property. Runoff from the Property drains to the surrounding streets.

Disturbed Areas

Since the site is entirely paved except for limited landscaping, no obvious disturbed areas were noted.

Elevators and Other Hydraulic Equipment

Building interiors were not accessible for inspection. The multi-story apartment buildings on the Property may have elevators.

Wells

No monitoring or water supply wells or any evidence of borings were observed on the Property.

Electrical Equipment

No aboveground transformers or other electrical equipment were observed on the Property.

Wastewater

No industrial wastewaters are generated on the Property. Sanitary wastewaters are discharged to the City of Long Beach sanitary sewers.

Drinking Water

Drinking water is supplied to the site by the City of Long Beach Water Department. All large public water suppliers in California have been required to test their water and comply with federal and state drinking water standards since the mid-1980's. Consequently, lead and other contaminants of concern are not expected to be present above applicable primary and secondary drinking water standards.



Storage Tanks

No evidence of underground storage tanks (vent pipes, patches in asphalt, fill ports, etc.) was observed on the Property.

Asbestos-Containing Materials

The manufacture of most ACBMs, especially potentially friable asbestos-containing construction materials, ended in the late 1970's. However, existing inventories of products could still be used. In addition, a few ACBMs are still being manufactured (e.g., certain roofing materials, cement-asbestos pipe, etc.). In general, buildings constructed before 1985 have the greatest potential for friable or non-friable ACBMs.

As noted above, building interiors were not accessible for inspection. Historical land use information indicates that all of the buildings on the Property were constructed prior to 1985. Consequently, ACBMs can be present in a variety of building materials at the site (e.g., in roofing felt, vinyl flooring, dry wall mud, transite sheet or pipe, etc.). Without sampling and analysis, it is not possible to definitely identify ACBMs.

Adjoining Site Observations

No obvious recognized environmental conditions were observed on any of the immediately adjoining properties. A service station with underground storage tanks is located across Alamitos Avenue from the eastern portion of the Property.

SITE HISTORY

Site history was evaluated from the following sources:

- U.S. Geological Survey (USGS), Long Beach (1964, photorevised 1981), California 7.5 minute topographic map.
- Historical aerial photographs dating from 1945, 1953, 1958, 1963, 1972, 1989, 1997, and 2004 from the SCS in-house aerial photography collection.
- City of Long Beach Department of Building and Safety building permit information.
- Sanborn Fire Insurance maps from the years 1898, 1902, 1905, 1908, 1914, 1949, 1950, and 1969 obtained from the EDR-Sanborn collection.
- City directories for the years 1926, 1929, 1932, 1940, 1943/44, 1945, 1948, 1953, 1958, 1963, and 1968 from the SCS in-house city directory collection.

Copies of the aerial photographs and Sanborn maps are included in Appendix C.

Topographic Maps

The Property is depicted as urban development with no landmark buildings shown.

Aerial Photographs

- 1945 -- The Property was occupied by a number of buildings of unknown use. The areas that are currently parking lots were also occupied by buildings.
- 1953 -- No appreciable changes were noted from the 1945 photo.
- 1958 -- No appreciable changes were noted from the 1953 photo.
- 1963 -- No appreciable changes were noted from the 1958 photo.
- 1972 -- Some of the buildings noted on earlier photos were no longer visible, but the overall Property use had not changed from the 1963 photo.
- 1989 -- With the exception of the eastern portion of the Property, most of the Property appeared to match its current configuration.
- 1997 -- The Property appeared to match its current configuration..
- 2004 -- No changes to the Property were noted from the 1997 photo.

Long Beach Department of Building and Safety

Building permits for the Property were reviewed online at the City of Long Beach website. Address ranges of 10-40 Atlantic Avenue, 1-41 Lime Avenue, 700-730 Medio, and 601-777 Ocean were searched. Relevant permits included the following:

APN 7281-023-011 (40 Atlantic Avenue) --

- December 1921 -- Building permit for an auto storage facility at 34-40 Atlantic.
- October 1922 -- Building permit to alter/repair the Artaban Garage at 40 Atlantic.
- November 1940 -- Permit to alter stores, 38-60 Atlantic.
- February 1946 -- Permit to alter one-story office building, 40 Atlantic.
- 1952-1993 -- Various permits to alter an office building.

APNs 7281-023-010, 016, & 017 (19-39 Lime Avenue) --

- March 1957 -- Permit to remove a partition in a market, 39 Lime.

APNs 7281-023-013, 014, & 015 (615, 619, and 645 East Ocean Boulevard) –

- September 1924 – Permit to alter apartments, 621 Ocean.
- August 1941 – Building permit for a 3-story apartment building, 635 Ocean.
- August 1947 – Permit to alter Torrey Pines Apartments, 615 Ocean.
- April 1953 – Permit to alter Torrey Pines Apartments, 615 Ocean.
- December 1953 – Permit to alter apartments, 635 Ocean.
- July 1954 – Permit to alter apartments, 645 Ocean.
- September 1970 – Permit to construct a new restaurant (Copper Penny) with parking lot, 615 Ocean.
- December 1974 – Fire repair in apartment #209, 619 Ocean.
- September 1978 – Permit to alter apartments, 635 Ocean.
- May 1981 – Permit to alter apartments, 645 Ocean.

APN 7281-022-901 (725-777 East Ocean Boulevard) –

- April 1948 – Building permit for a store room north of an existing restaurant, 701 Ocean.
- January 1957 – Permit for alterations to a café, 701 Ocean.
- November 1974 – Permit for a temporary bank, 777 Ocean.
- November 1976 – Permit to construct a new bank building, 777 Ocean, site currently vacant [building footprint resembles video store currently on the lot].
- May 1984 – Permit to remodel basement, bank, 777 Ocean.
- October 1986 – Permit to refurbish Harbor Bank, 777 Ocean.

Sanborn Fire Insurance Maps

- 1898 – Only the western portion of the Property was covered by the map. The Property was vacant except for the lot at 40 Atlantic Avenue (then 78-79 Atlantic Avenue), which was occupied by a dwelling.
- 1902 – The western portion of the Property consisted of vacant lots and dwellings; the eastern portion was a vacant lot (except for a small shed) bisected by railroad tracks.



- 1905 – The Property was unchanged from the 1902 map except for the addition of a dwelling to the eastern portion.
- 1908 – The Property was unchanged from the 1905 map.
- 1914 – The eastern portion of the Property was unchanged from the 1908 map; the western portion was occupied by several dwellings and apartment buildings. The apartment at the corner of Lime and Ocean appeared similar to the apartment building currently at that location.
- 1949 – The eastern portion of the Property was occupied by a restaurant and auto service facility; the railroad tracks were no longer present. The western portion was occupied by apartments and stores. The buildings at 40 Atlantic and 635 and 645 Ocean Boulevard appeared to match the buildings currently at those addresses.
- 1950 – The Property was unchanged from the 1949 map.
- 1969 – The eastern portion of the Property was occupied by a night club and service station. The western portion was largely unchanged from the 1950 map.

City Directories

- 1926 – 40 Atlantic (Artaban garage – for the Artaban Apartments at 10 Atlantic); 37-41 Lime (grocery, meats, pies); 615 Ocean (Torrey Pines Apartments); 619 Ocean (Foster Apartments); 645 Ocean (Harvard Apartments); 725 Ocean (Alamitos service station).
- 1929 – no appreciable change from the 1926 directory.
- 1932 – 40 Atlantic (Sullivan Garage); 37 Lime (grocery); 39 Lime (meats); 41 Lime (baker); 615 Ocean (Torrey Pines Apartments); 619 Ocean (Foster Apartments); 645 Ocean (Harvard Apartments); 725 Ocean (Standard Oil Company).
- 1940 – 40 Atlantic (not provided); 39 Lime (grocery); 41 Lime (beauty shop); 615 Ocean (Torrey Pines Apartments); 619 Ocean (Foster Apartments); 645 Ocean (Harvard Apartments); 725 Ocean (Standard Oil Company).
- 1943/44 -- 40 Atlantic (not listed); 39 Lime (grocery); 615 Ocean (Torrey Pines Apartments); 619 Ocean (Foster Apartments); 645 Ocean (Harvard Apartments); 725 Ocean (Standard Oil Company).
- 1945 -- 40 Atlantic (vacant); 37-39 Lime (Butterfield Grocery); 615 Ocean (Torrey Pines Apartments); 619 Ocean (Foster Apartments); 645 Ocean (Harvard Apartments); 725 Ocean (Standard Oil Company).
- 1948 – 40 Atlantic (offices – photo, dance, drama, transcriptors); 23 Lime (office); 37-39 Lime (Butterfield Grocery); 41 Lime (apartments); 615 Ocean (Torrey Pines

Apartments); 619 Ocean (Foster Apartments); 645 Ocean (Harvard Apartments); 725 Ocean (Standard Oil Company).

- 1953 -- 40 Atlantic (offices); 23 Lime (office); 37-39 Lime (grocery); 615 Ocean (Torrey Pines Apartments); 619 Ocean (Howarden Hall Apartments); 635 Ocean (Embassy Apartments); 645 Ocean (Harvard Apartments); 725 Ocean (Standard Oil Company).
- 1958 -- 40 Atlantic (offices -- doctor, dentist, architect, investors, attorneys); 19 & 23 Lime (residences); 37 Lime (market); 615, 619, 635, & 645 Ocean (apartments); 725 Ocean/ (Standard service station).
- 1963 -- 19 & 23 Lime (residences); 37 Lime (market); 615, 619, 635, & 645 Ocean (apartments); 725 Ocean (Standard service station).
- 1968 -- 40 Atlantic (offices); 19 & 23 Lime (residences); 37 Lime (market); 615, 619, 635, & 645 Ocean (apartments); 725 Ocean (Standard service station).

Historical Use Summary

APN 7281-023-011 (40 Atlantic Avenue) --

This portion of the Property was occupied by a dwelling from at least 1898 through 1914. In 1921, an auto storage garage (for the Artaban Apartments to the south) was constructed on this lot. The garage remained through at least 1932. From 1940 through 1945, the site appears to have been vacant, although there may have been a store on the lot in early 1940. The office building currently on this lot was constructed in 1945/1946.

APNs 7281-023-010, 016, & 017 (19-39 Lime Avenue) --

In 1898, this portion of the Property was vacant. A dwelling occupied the lot from at least 1902 through 1908, with the lot again vacant in 1914. By 1926, a market had been constructed on the lot. A market remained in business on this lot through at least 1968. The lot appeared to be vacant by 1972 and is currently a parking lot.

APNs 7281-023-013, 014, & 015 (615, 619, 635, and 645 East Ocean Boulevard) --

The lots along Ocean Boulevard between Atlantic and Lime Avenues were vacant or occupied by individual dwellings from at least 1898 through 1908. By 1914, several apartment buildings were present on these parcels. From 1914 through the 1960s, various apartment buildings were located at 615, 619, 621, 635, and 645 Ocean Boulevard. The apartment building currently located at 635 Ocean Building was constructed at some point between 1945 and 1949; the apartment building at 645 Ocean Boulevard was constructed between 1908 and 1914. The current Long Beach Café building was constructed as a restaurant in 1970.



APN 7281-022-901 (725-777 East Ocean Boulevard) —

This small block was essentially undeveloped through 1902. By 1905, a dwelling had been constructed. That dwelling remained through at least 1914. By 1926, a service station had been constructed on the parcel. The service station remained in operation through at least 1969. By 1948, a restaurant had also been constructed on the parcel (adjoining the west side of the service station). The restaurant was also in operation through at least 1969. In 1974, a temporary bank building was erected on the parcel, with a permanent bank building constructed in 1976. The video store currently on the parcel appears to occupy the former bank building.

REGULATORY RECORDS REVIEW

Local regulatory agencies and other sources were contacted in an effort to identify any known or suspected contamination sites or incidents of hazardous waste storage or disposal which might have resulted in soil or groundwater contamination within a one-mile radius of the Property. Within the City of Long Beach, the Long Beach Fire Department generally acts as the lead enforcement agency for underground storage tank compliance and removals. If soil or groundwater contamination is suspected, the Long Beach Department of Health and Human Services generally acts as the lead enforcement agency for subsequent investigations. However, if groundwater has been affected, the Los Angeles Regional Water Quality Control Board (RWQCB) generally becomes the lead agency for contamination characterization and cleanup.

Long Beach Fire Department Files

Since the historical site use review identified a former service station at 725 East Ocean Boulevard, a search was made of City of Long Beach Fire Department files. The file index contains a notation indicating that in January 1972, four underground storage tanks (two 6,000-gallon tanks, one 4,000-gallon tank, and a 550-gallon waste oil tank) were removed from a Standard Oil facility at that address. However, the Fire Department had no files for the address. The index also had a notation that there was no information on the original installation.

None of the other state or county regulatory agencies contacted during this assessment had any files for the Property addresses.

Regulatory Database Sites

In addition, a database search for sites listed on various federal and state databases within one mile of the Property was obtained from EDR Environmental Information. A description of each of the databases searched is included in the report, which is attached as Appendix D. The EDR databases include NPL, US EPA CERCLIS, State CERCLIS, CORRACTS, LUST, CA SLIC, Calsites, SWLF, Cortesc, Border Zone Properties, ERNS, and Toxic Pits. Any sites included on these lists within 0.25 miles of the Property are discussed in the following text. As a general rule, sites beyond 0.25 miles are not anticipated to impact a site significantly. Any sites beyond 0.25 miles with a high potential to impact the Property are also discussed. (Please note: the distances and directions listed in this report have been field verified and might not always match those in the EDR report.)

The EDR databases also include TSD facilities, hazardous waste generators, HAZNET, FINDS, SQGs, LQGs, USTs, HIST UST, RCRA violations, and TRIS facilities with toxic chemical releases (generally in accordance with permitting requirements - into the air, water, or land as reported under SARA Title III). These sites use or store hazardous materials and thus may pose a potential problem in the event of a spill or leak. However, unless these sites also appear in an agency list of contaminated sites, there is no evidence of any problems at this time. Therefore, sites on these lists will not be discussed unless on or in close proximity to the Property.

Please refer to Appendix D for further information on these sites.

Property Listings---

The 725 East Ocean Boulevard address appears in the database report as an underground storage tank site. This is likely in reference to the former service station. As noted above, this service station was gone by 1974 and the tanks appear to have been removed in 1972. There are no records indicating any current tanks at this address.

None of the other addresses included within the Property appeared on the database report.

Other Database Sites---

The EDR database lists the following sites within a 1-mile radius of the Property. Some sites may be listed on more than one database.

Database	Number of Sites		
	0 - 1/4 miles	1/4 - 1/2 miles	1/2 - 1 mile
US EPA National Priority List (NPL)	0	0	0
US EPA RCRA Corrective Actions (CORRACTS)	0	0	0
California Superfund (SPL)	0	0	0
US EPA CERCLIS (sites under review for inclusion of the NPL)	0	0	0
California equivalent CERCLIS (SCL)	0	0	0
California Leaking Underground Storage Tanks (LUST)	5	1	--
California Solid Waste & Landfill Facilities (SWLF)	0	0	0
California Properties with Hazardous Waste (Cortese)	4	1	--
California Registered Underground Storage Tanks (UST)	24	--	--

Database	Number of Sites		
	0 – 1/4 miles	1/4 – 1/2 miles	1/2 - 1 mile
California State Spills List	0	0	0
US EPA Hazardous Waste Generators	5	--	--

Sites of potential concern within 0.25 miles include the following:

- **Artaban Apartments**, 10 Atlantic Avenue, Long Beach (adjacent west and south) (UST) – The Artaban Apartment building is located at the northeast corner of Atlantic Avenue and East Ocean Boulevard, adjacent to portions of the Property at 40 Atlantic Avenue and 615 E. Ocean Boulevard. The apartment building has a tank for an emergency generator. There have been no reports of releases from this tank. Therefore, no impacts to the Property are anticipated from this tank.
- **Unocal/76 Service Station #2999**, 805 East Ocean Boulevard, Long Beach (75 feet east) (LUST, Cortese) – A release of gasoline from an underground storage tank at this site was reported in 1988. The release impacted soils and groundwater. A vapor extraction system was installed to remove the gasoline and the case was closed in 1997. Another gasoline release was reported in 2000. This release is still being investigated. These releases could have impacted soil vapor or groundwater beneath the eastern portion of the Property.
- **Wayne Perry Construction**, 200 Alamitos Avenue, Long Beach (approximately 0.15 miles northeast) (LUST) – A release from an underground storage tank at this site impacted soils only. The contaminated soil was removed and the case was closed in 1986. In view of the limited impact and the status of the case, no impacts to the Property are anticipated from this release.
- **Edison/Long Beach #1 Manufactured Gas Plant**, 740 East Broadway, Long Beach (approximately 0.15 miles north-northeast) (voluntary cleanup program) – This site was occupied by a manufactured gas plant 1902. The site has been investigated and contaminated soil has been removed. A “no further action” status was given to the site in 1997. In light of the nature of the contaminants typically found at former manufactured gas plants (polynuclear aromatic hydrocarbons), the distance from the Property, and the regulatory status, no impacts to the Property are anticipated from this site.
- **CHR Corporation Property**, 210 Alamitos Avenue, Long Beach (approximately 0.15 miles north-northwest) (Lust Cortese) – A release of gasoline from an underground storage tank at this site was reported in 1993. A vapor extraction system was implemented. The site is currently in a monitoring phase. Due to the distance from the Property, no impacts to the Property are anticipated from this release.

- **Southern California Edison Company**, 125 Elm Avenue, Long Beach (approximately 0.25 miles northwest) (LUST, Cortese) - A release of gasoline from an underground storage tank at this site was reported in 1988. Both soils and groundwater were impacted. Contaminated soil was excavated and removed from the site. The case was closed in 1998. Based on the distance from the Property and the case status, no impacts to the Property are anticipated from this release.

Unmappable or Orphan Sites—

More than forty unmappable sites were identified in the EDR Report according to their zip code. Unmappable sites cannot be plotted due to inaccurate or incomplete addresses. Based on review of the provided data, including the estimated locations of the unmappable sites in relation to the Property, it appears unlikely that the unmappable sites have adversely affected the environmental condition of the Property.

Landfills

A review of the Major Waste Systems Map (June 1972) was conducted to locate any landfills or transfer stations within a one-mile radius of the Property. No landfills were observed to be within one mile of the Property.

Oil and Gas Wells

Available oil and gas well maps from the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) were reviewed to identify oil and gas wells on the Property or in the nearby area. According to DOGGR map No. W131 dated July 29, 2000, no exploratory or production wells appear to have been drilled within 0.5 miles of the Property.

FINDINGS AND OPINIONS

Based on the scope of work performed, SCS finds the following:

- The Property consists of two unconnected parts. The eastern part is located at 725-777 East Ocean Boulevard (APN 7281-022-901). The western part includes several addresses – 615, 619, and 645 East Ocean Boulevard (APNs 7281-023-013, 014, and 015, respectively), 19-39 Lime Avenue (APN 7281-023-010, 016, & 017), and 40 Atlantic Avenue (APN 7281-023-011).
- The Property is approximately 91,800 square feet in area and is occupied by a mix of office, commercial, and multi-family residential buildings, and parking lots. The eastern portion of the Property is currently occupied by a video store and associated parking lots. The western portion of the Property is occupied by a single-story brick office building (E&T Construction, General Contractors), a single story restaurant (Long Beach Café), several multi-story apartment buildings, and associated parking lots. With the exception of small areas of landscaping, the Property is entirely paved. No obvious recognized



environmental conditions were observed in any of the outside areas. Building interiors were not accessible for inspection.

- No hazardous substances were observed in any exterior area. As noted above, building interiors were not inspected, but the types of land uses observed on the Property are not normally associated with extensive hazardous material usage. No obvious signs of past hazardous material use (stained or degraded paving, etc.) were observed on the Property.
- The historical record review identified no recognized environmental conditions on the western portion of the Property. Some of the lots on the western portion were developed with dwellings as early as 1898. By 1914, essentially the entire western portion had been developed, primarily with apartment buildings. Individual lots have also been occupied by a parking garage, a market, an office building, and a restaurant.
- The eastern portion of the Property appears to have been occupied by a service station from approximately 1926 through 1972. Other than a notation in a Long Beach Fire Department index to the effect that four tanks were removed from the site in 1972, no records have been found relating to the tanks at this service station.
- Regulatory database information identified few known and suspected contamination sites in the area surrounding the Property. With one possible exception, it is unlikely that any of these sites have impacted the Property. The exception is a service station across Alamitos Avenue from the eastern portion of the Property. This service station has experienced several releases from underground storage tanks that have impacted soils and groundwater beneath the site. Due to the proximity of this service station to the Property, soil vapor and groundwater beneath the Property may have been impacted by these releases.

In summary, SCS has performed a Phase I Environmental Site Assessment of the Shoreline Gateway Project located in Long Beach, California, in general conformance with the scope and limitations of ASTM Practice E1527-00. This assessment has revealed evidence of recognized environmental conditions in connection with the Property, in particular the former service station on the eastern portion of the Property. Since there are no records associated with the removal of the tanks on this portion of the Property, additional investigations are recommended to determine if there were ever any releases from these tanks.

In addition, in the event of demolition or renovation of any of the buildings on the Property, an asbestos inspection is recommended.



REFERENCES

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, 5816 Corporate Avenue, Suite 200, Cypress, CA 90630-4731, (714) 816-6847.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, *California Oil and Gas Fields, Volume II, Southern, Central Coastal, and Offshore California*, 1991.

California Department of Water Resources. *Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County*. Bulletin No. 104. Reprinted April 1988.

City of Long Beach, Department of Building and Safety, Permit Archive on-Line.

United States Geological Survey, Long Beach, CA 7.5 Minute Topographic Map, 1964 (Photorevised 1981).

APPENDIX A

FIGURES

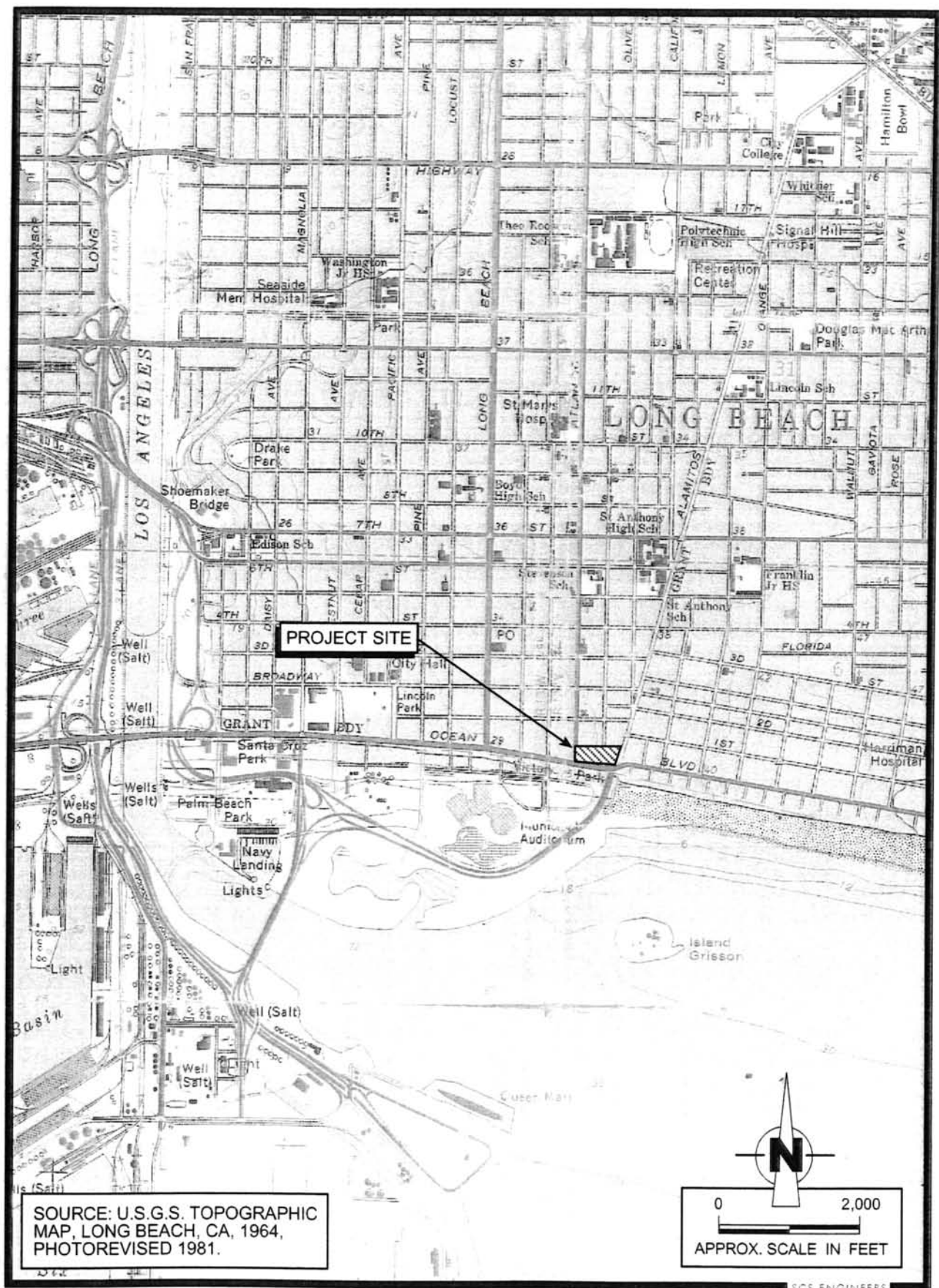
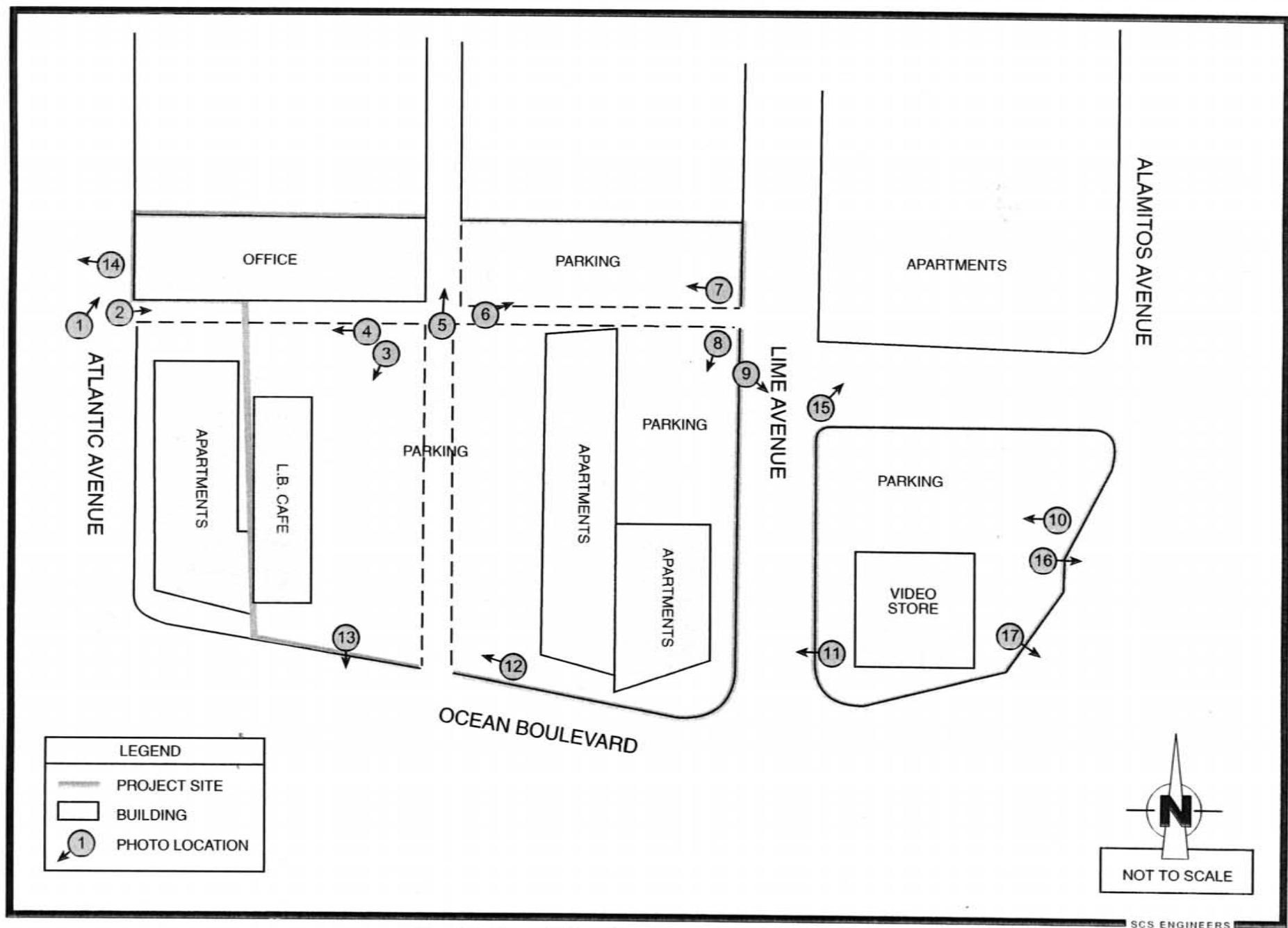


Figure 1. Project Site Location.

APPENDIX B
SKETCH MAP AND PHOTOGRAPHS



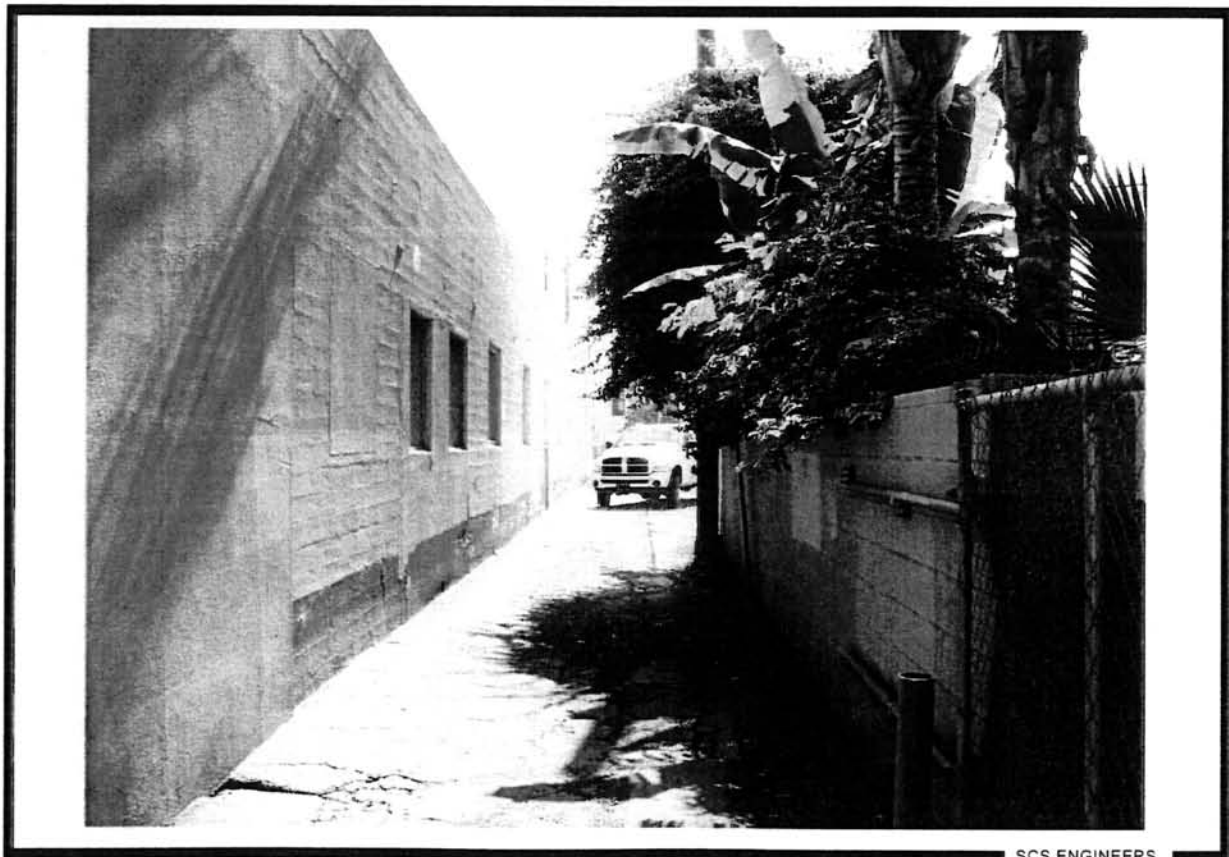


Sketch Map of Site Showing Locations of Photographs.



SCS ENGINEERS

Photo 1. West Side of Office Building.



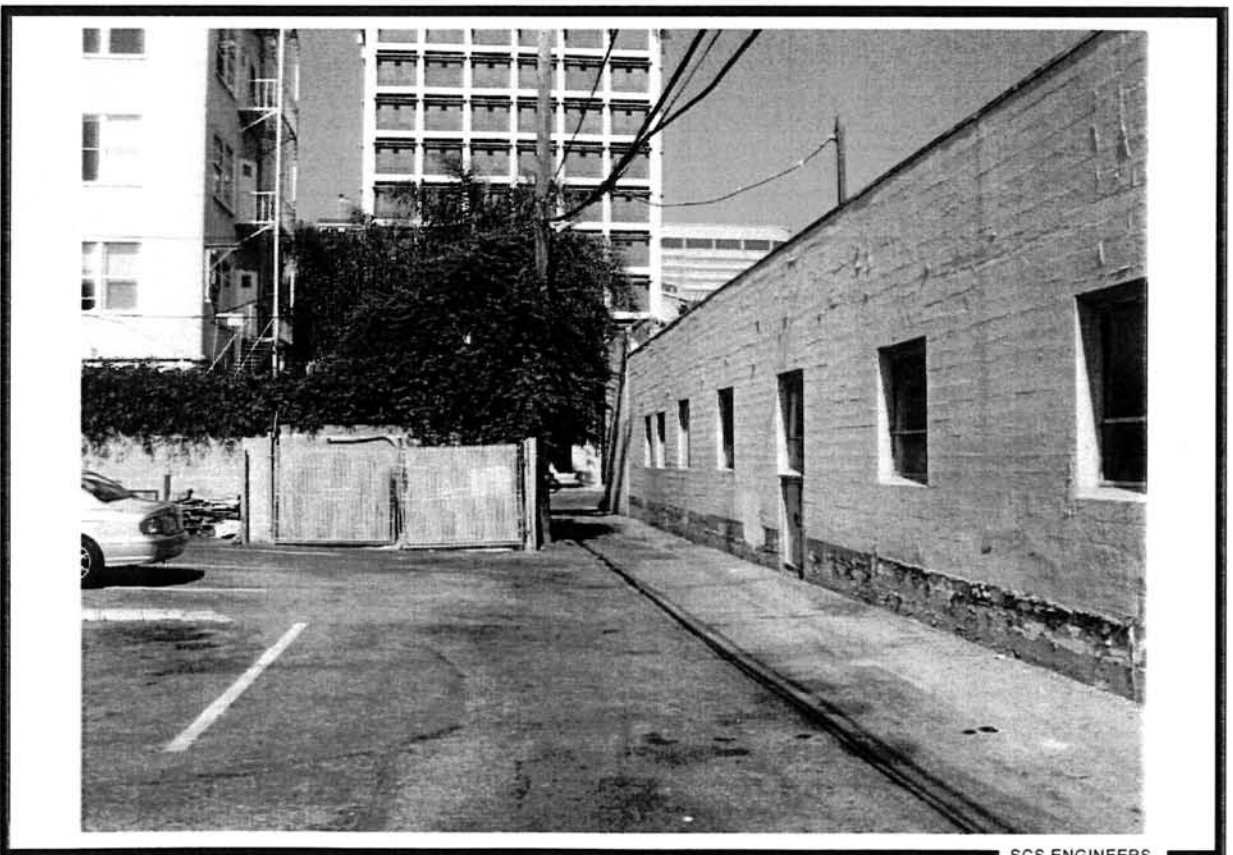
SCS ENGINEERS

Photo 2. View East Along Alley.



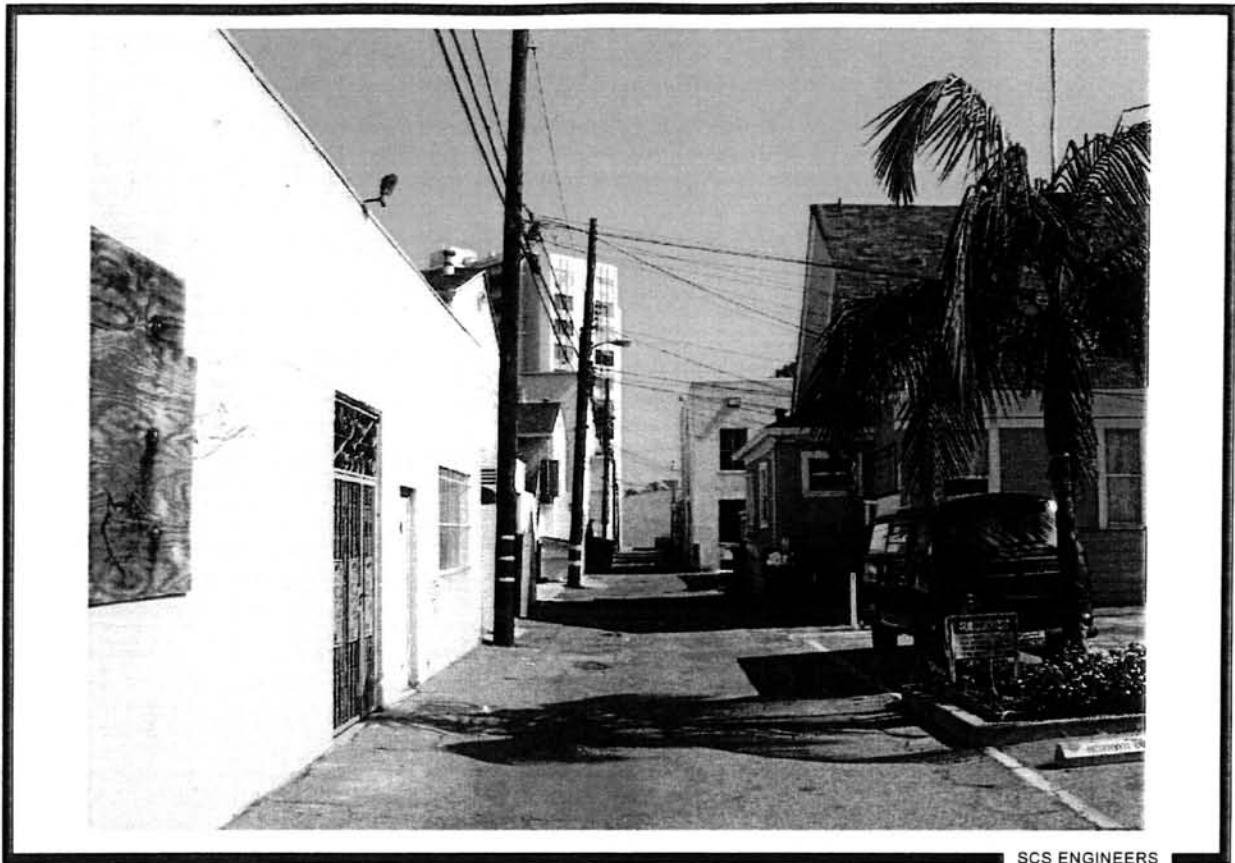
SCS ENGINEERS

Photo 3. View Southwest Toward Long Beach Cafe.



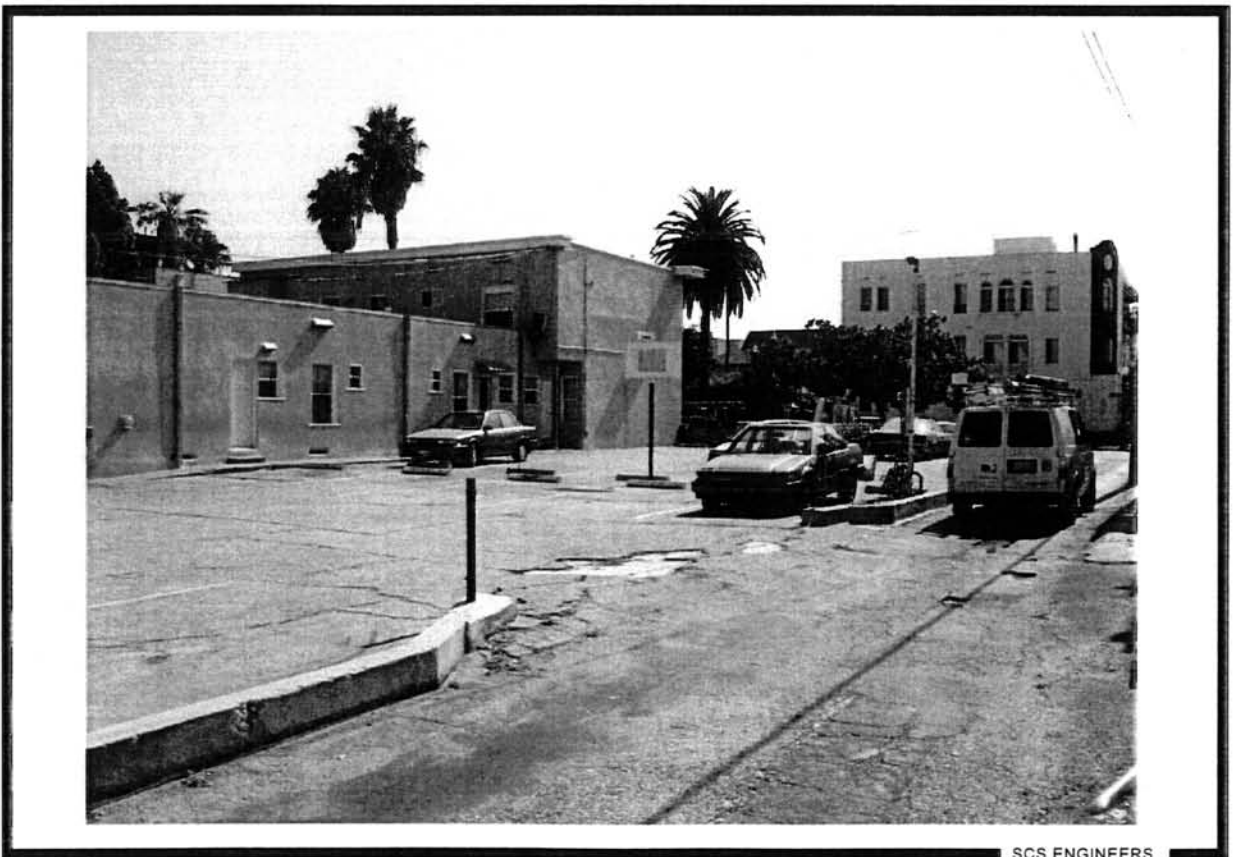
SCS ENGINEERS

Photo 4. View West Along Alley.



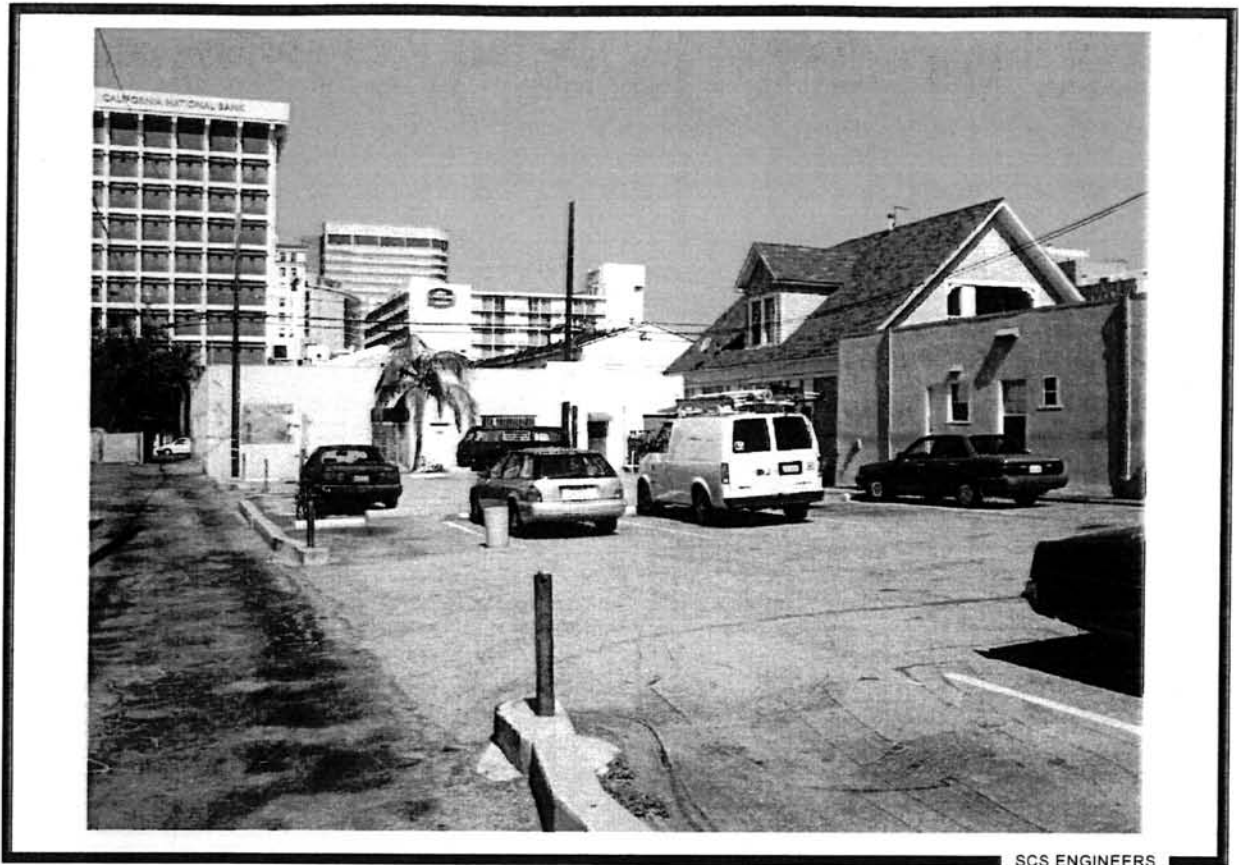
SCS ENGINEERS

Photo 5. View North Along Alley.



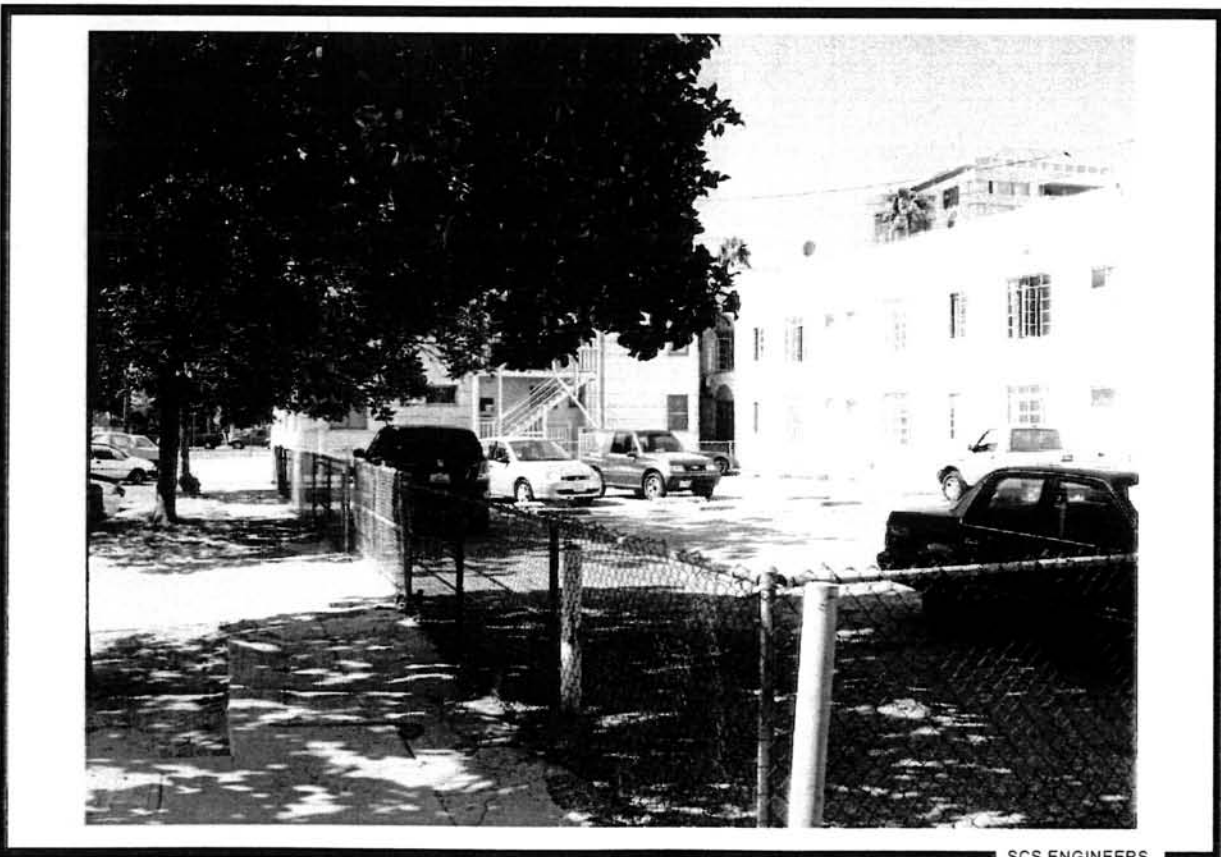
SCS ENGINEERS

Photo 6. View East Across Parking Lot.



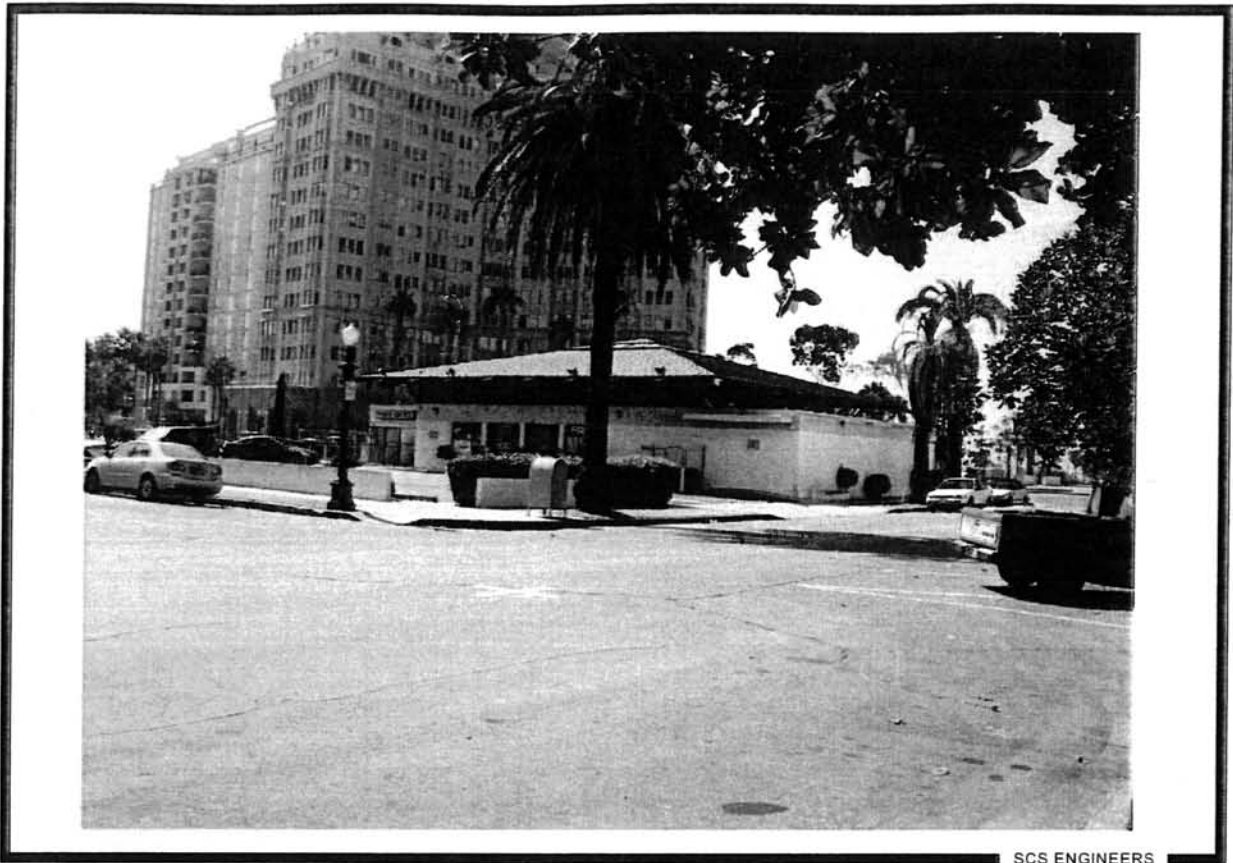
SCS ENGINEERS

Photo 7. View West Across Parking Lot.



SCS ENGINEERS

Photo 8. View Southwest Across Parking Lot.



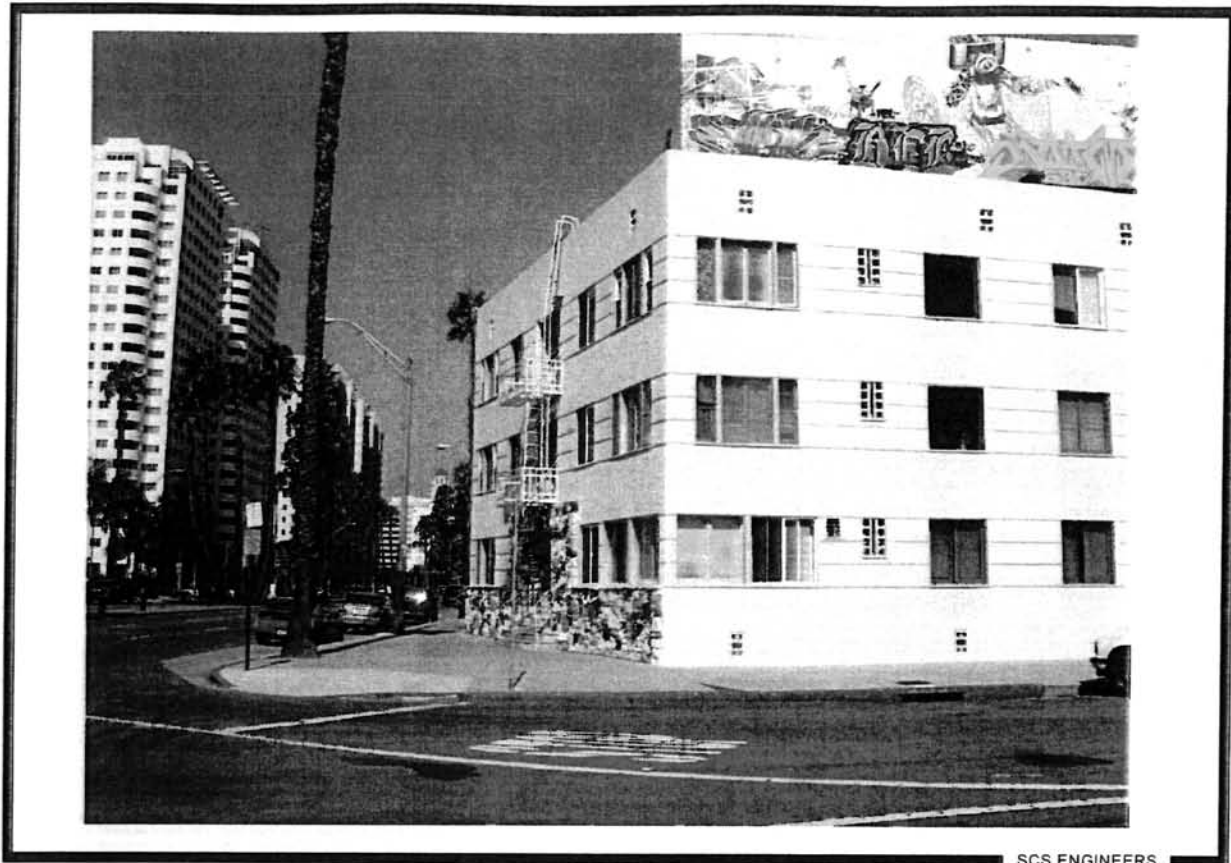
SCS ENGINEERS

Photo 9. View Southeast Toward Video Store.



SCS ENGINEERS

Photo 10 View West Across Video Store Parking Lot.



SCS ENGINEERS

Photo 11. View West Toward Apartment Building.



SCS ENGINEERS

Photo 12 View Northwest Toward Long Beach Cafe.



Photo 13. View South from Project Site.

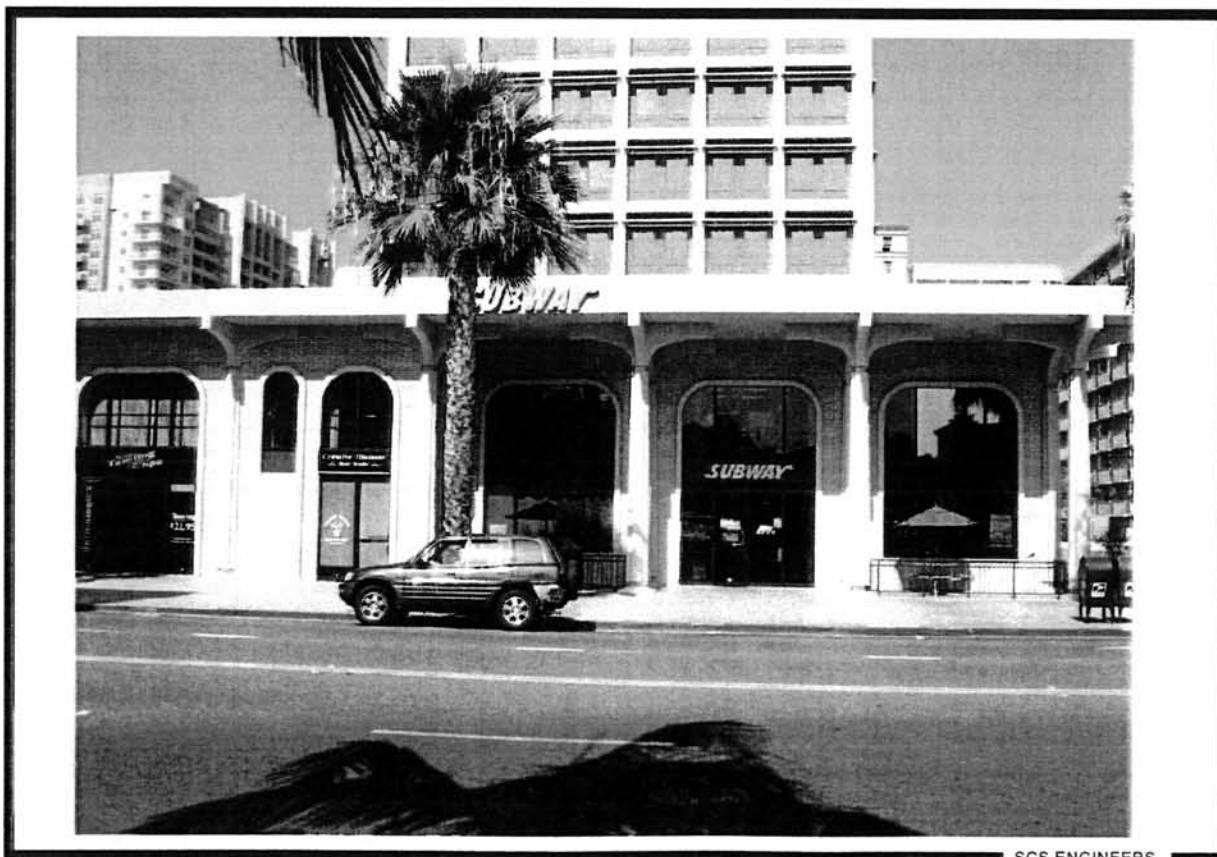
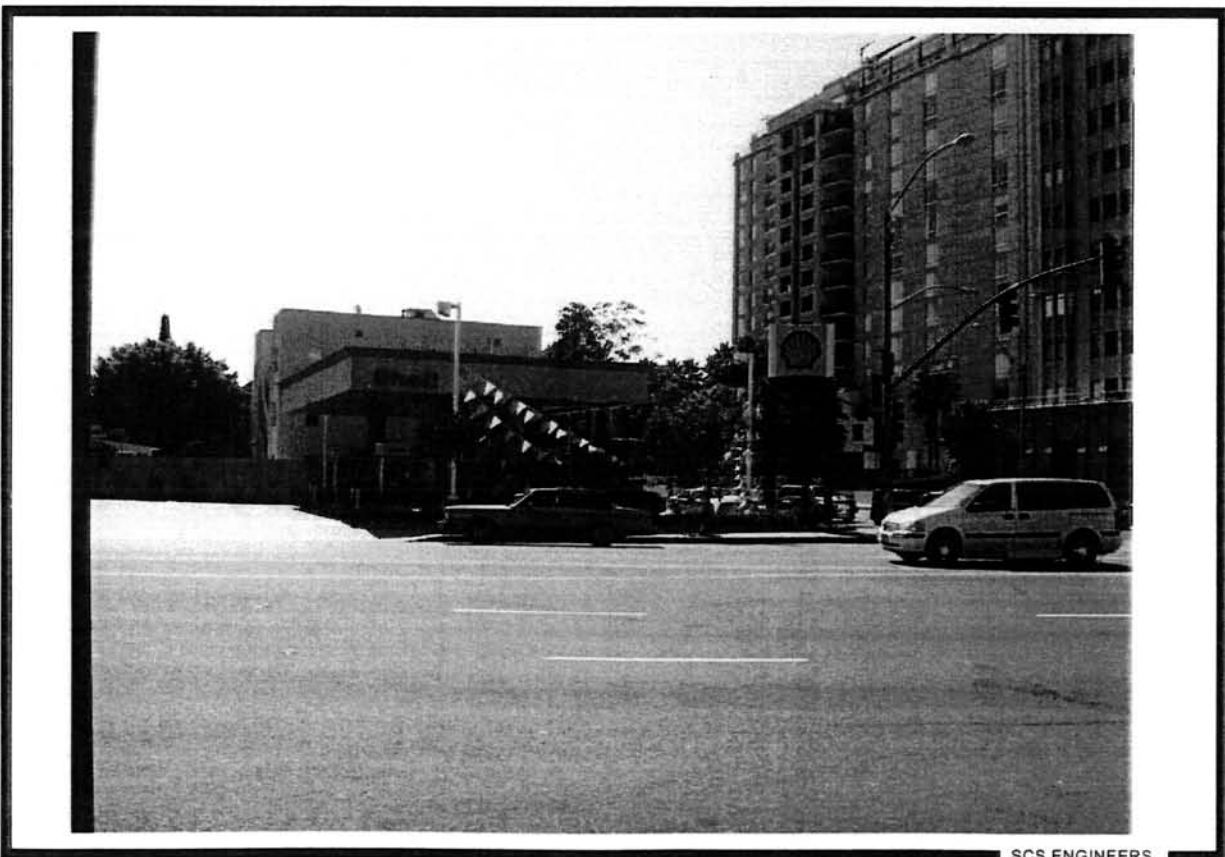


Photo 14 View West from Project Site.



SCS ENGINEERS

Photo 15. View North from Project Site.



SCS ENGINEERS

Photo 16. View East from Project Site.



SCS ENGINEERS

Photo 17. View Southeast from Project Site.

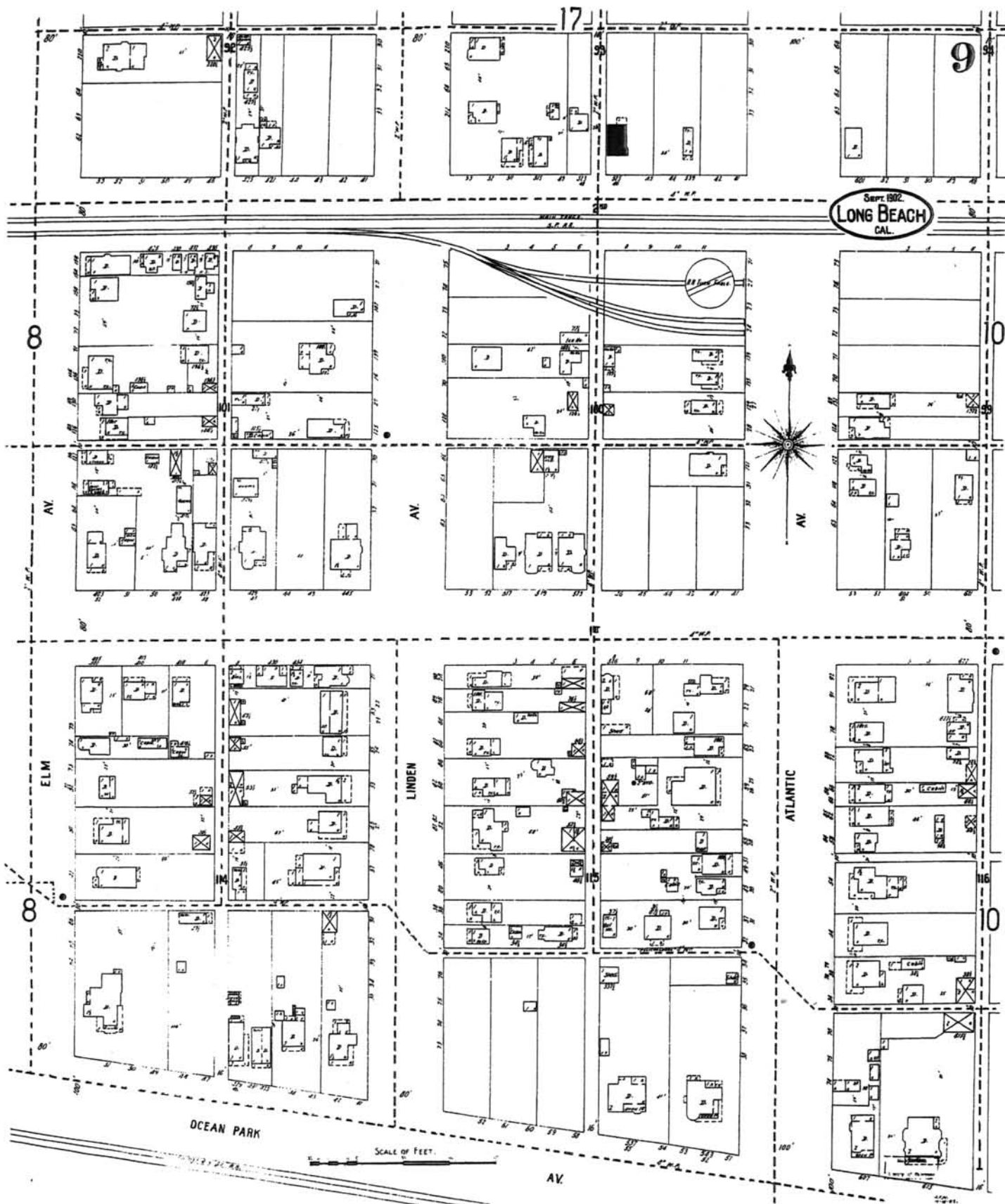
APPENDIX C
HISTORICAL SITE USE INFORMATION

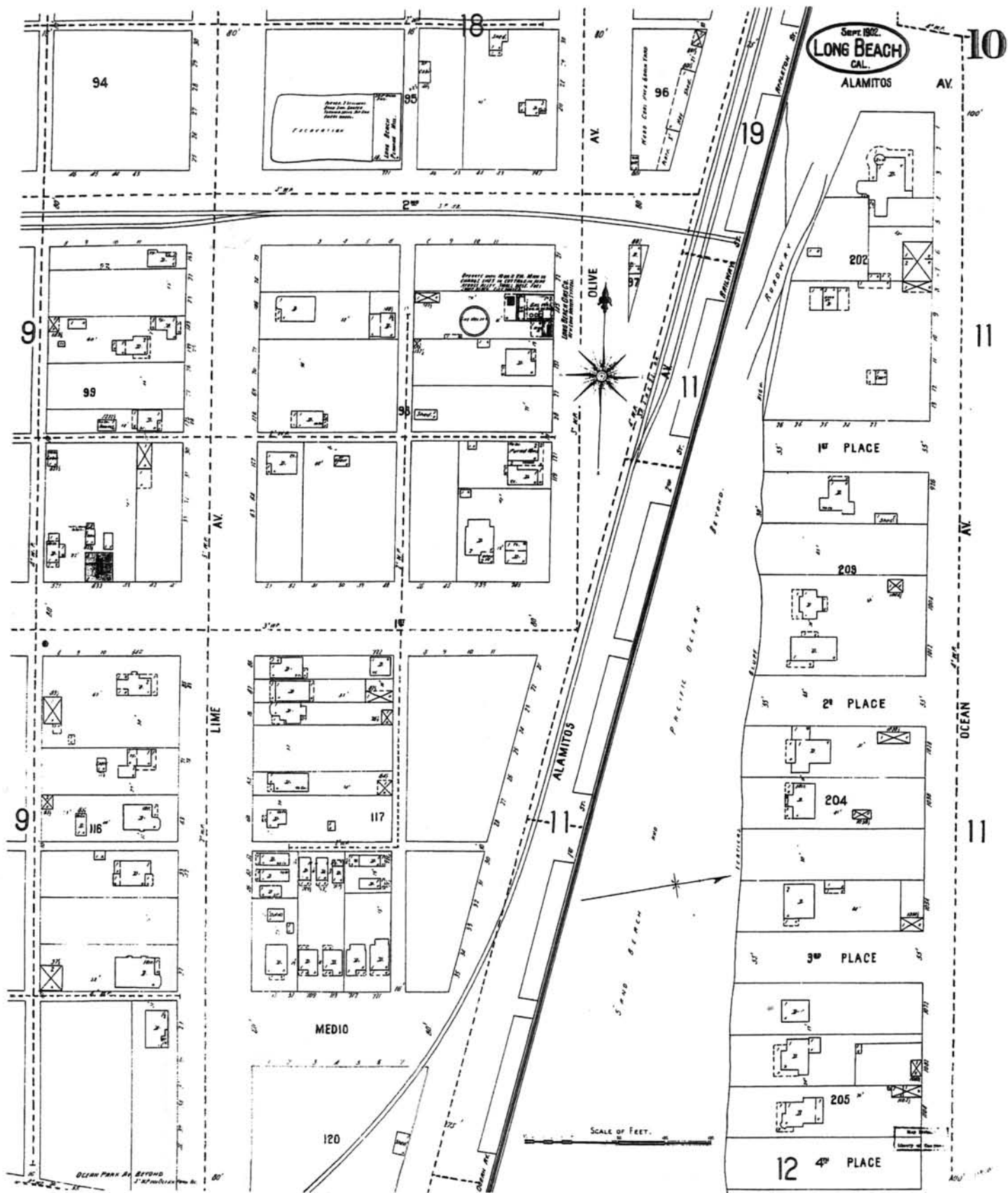


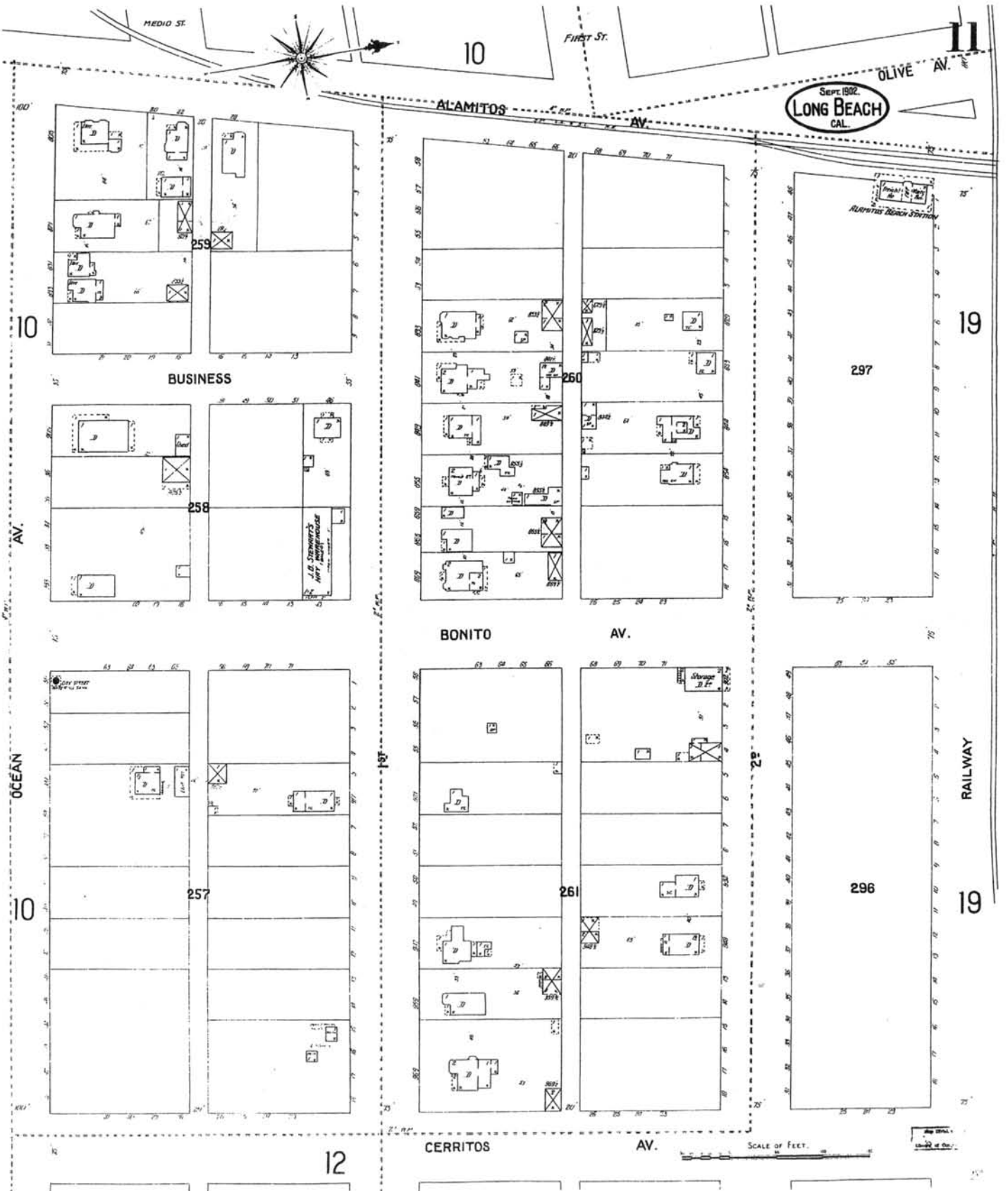
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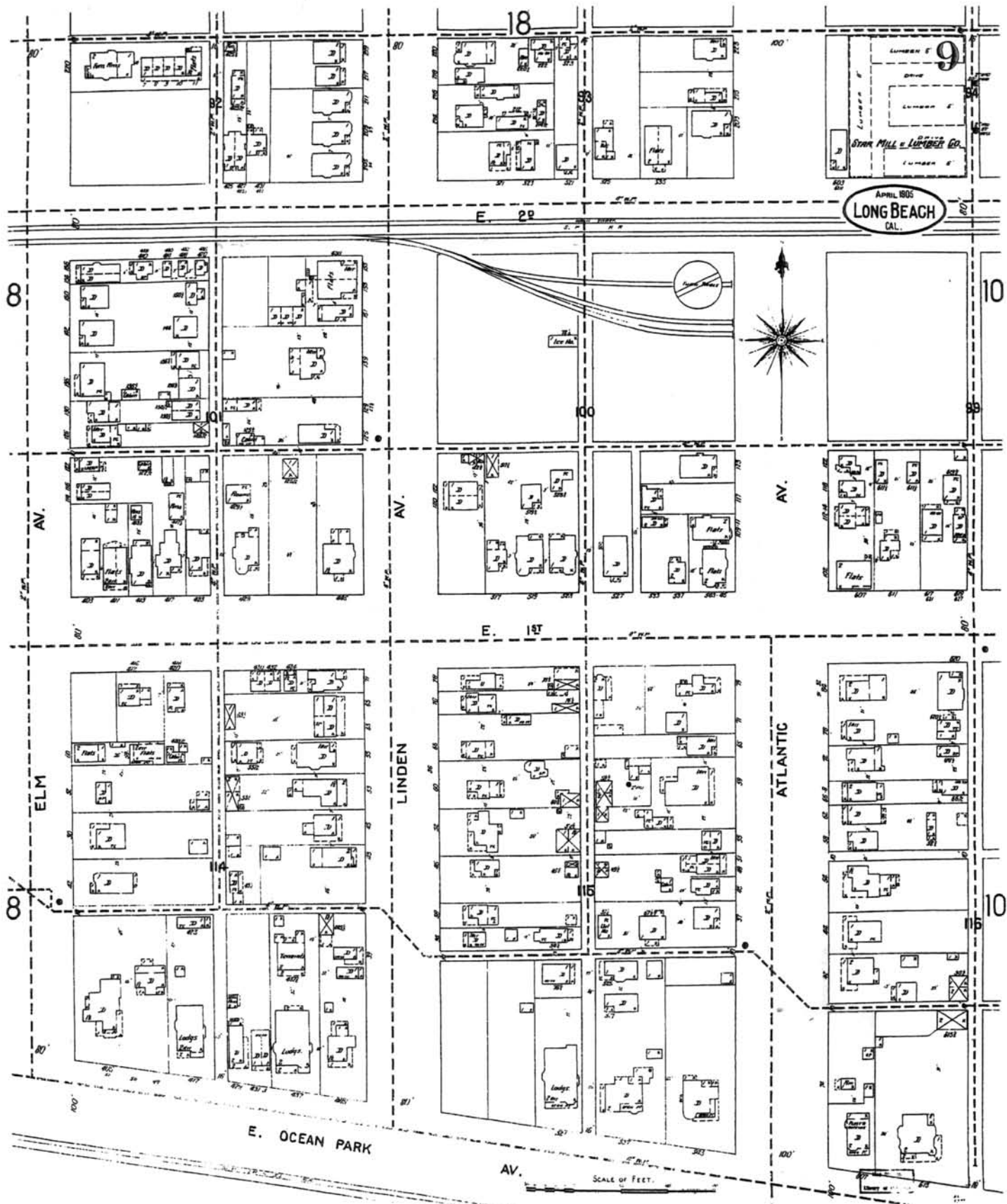
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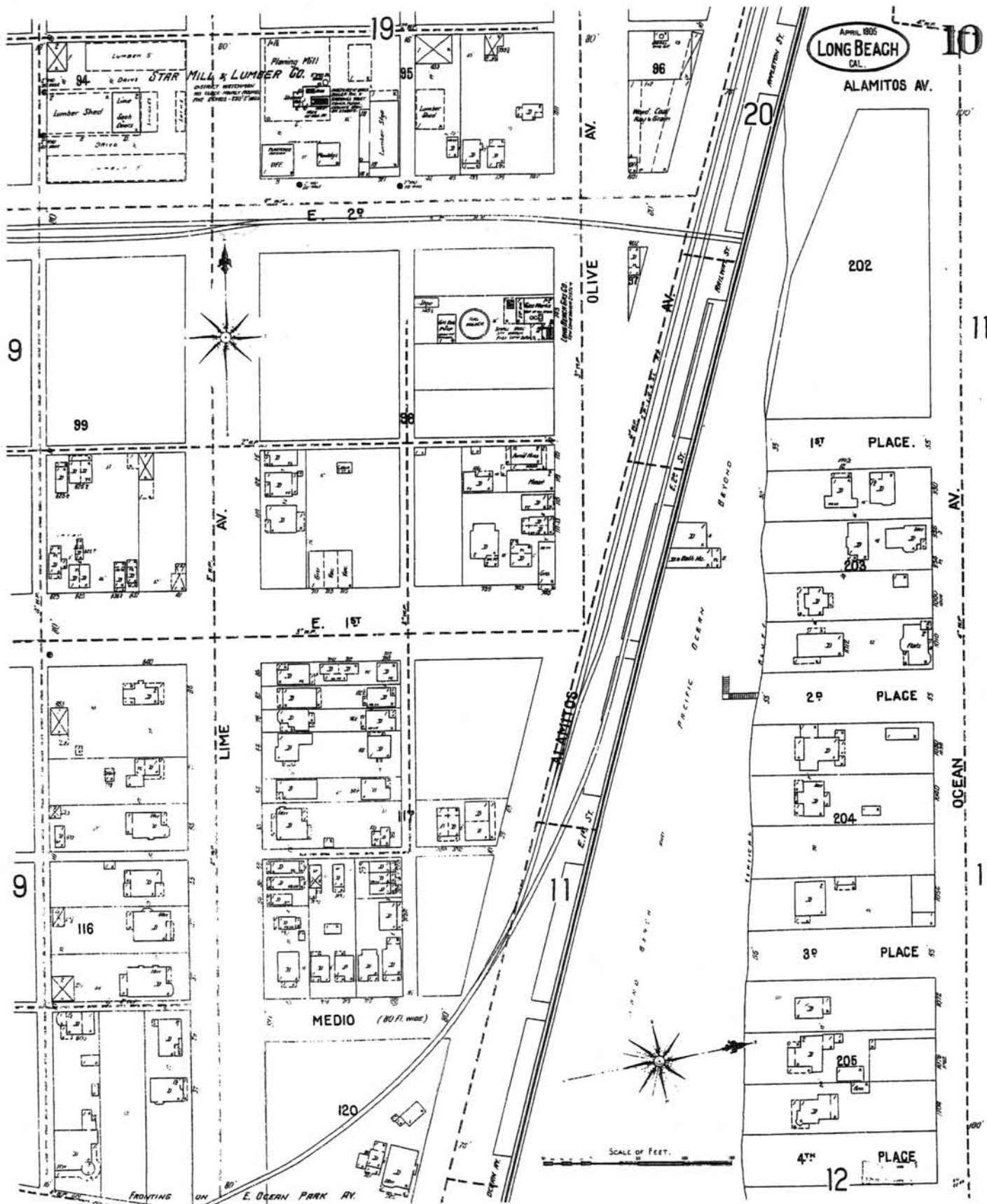


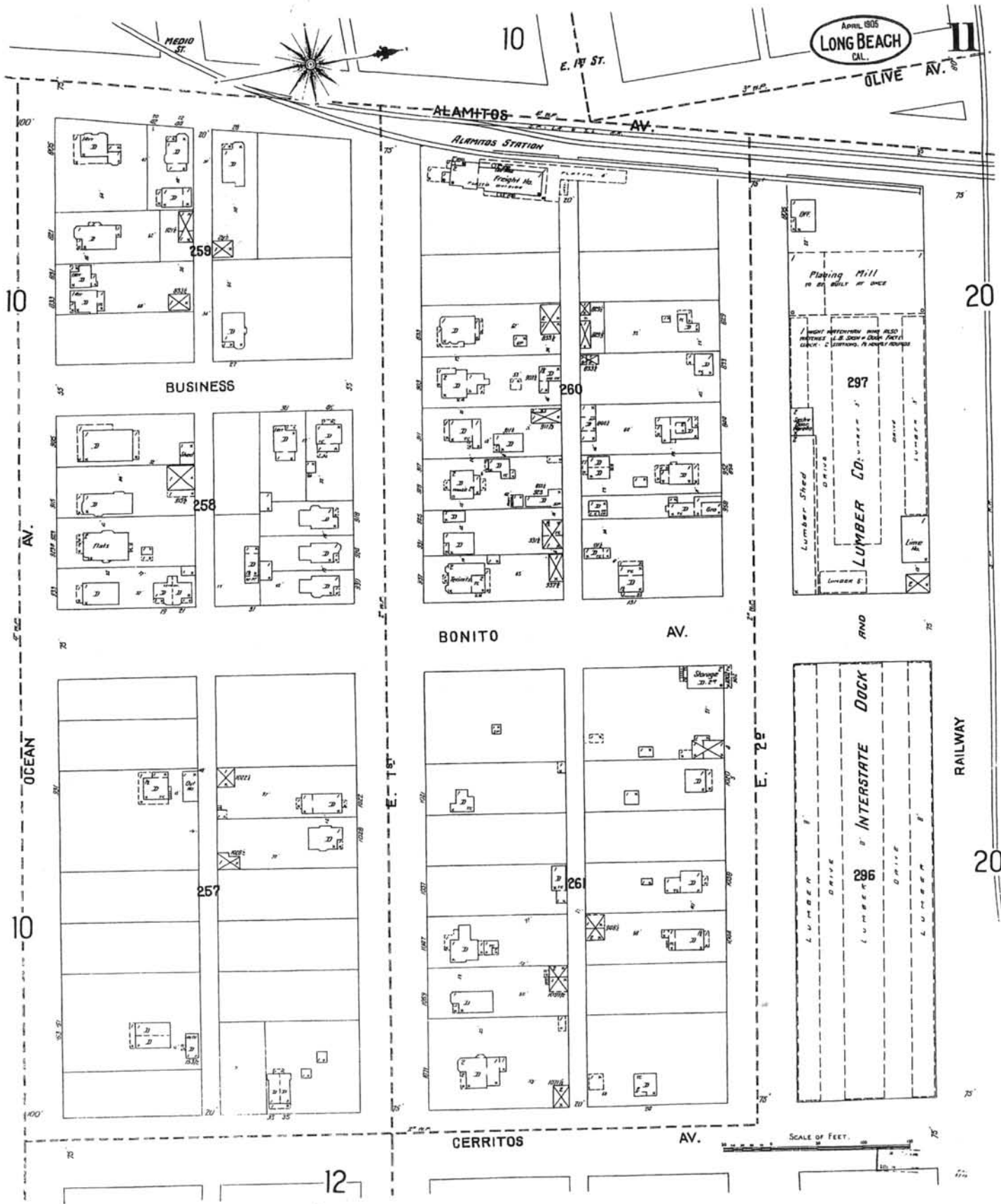












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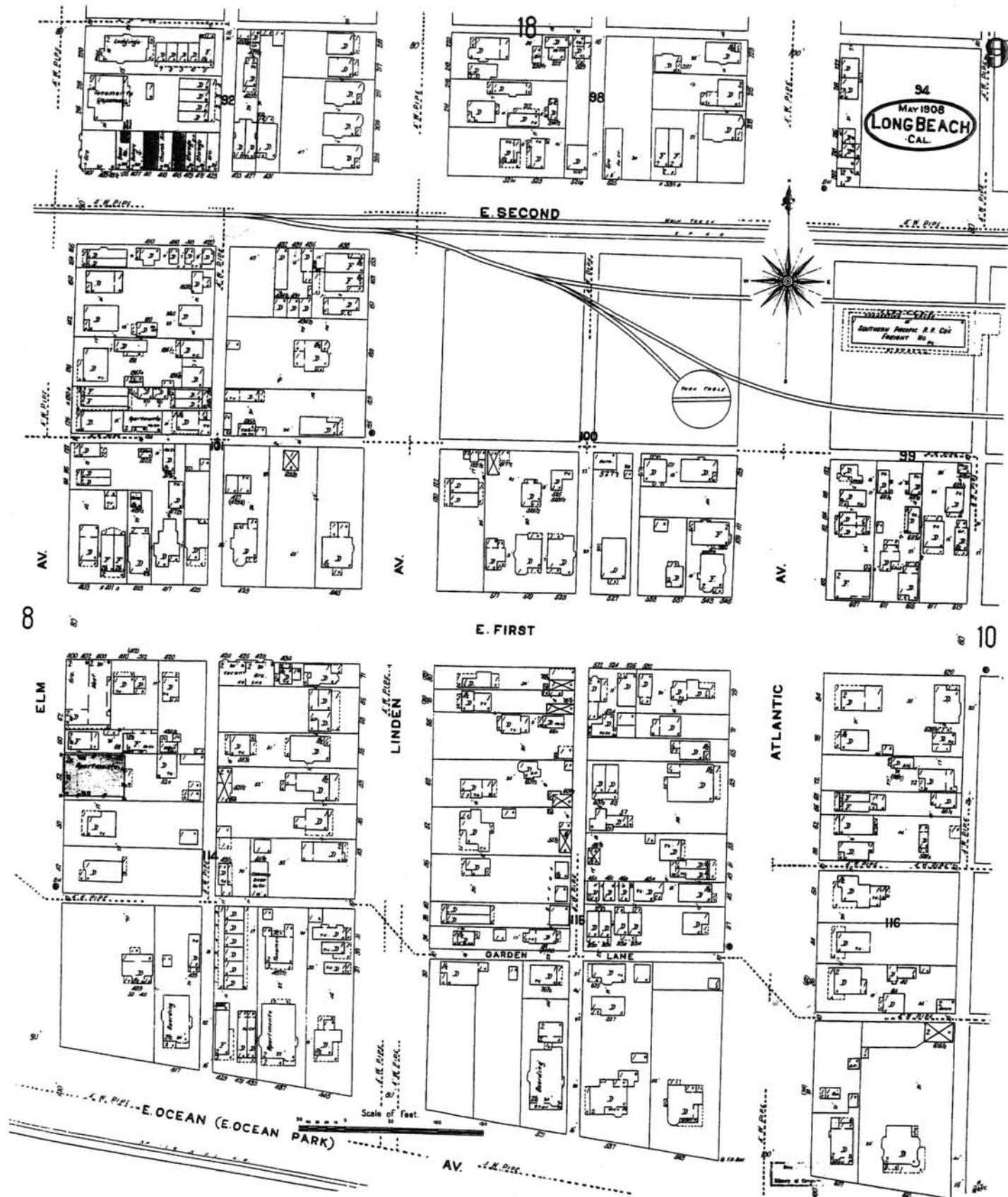
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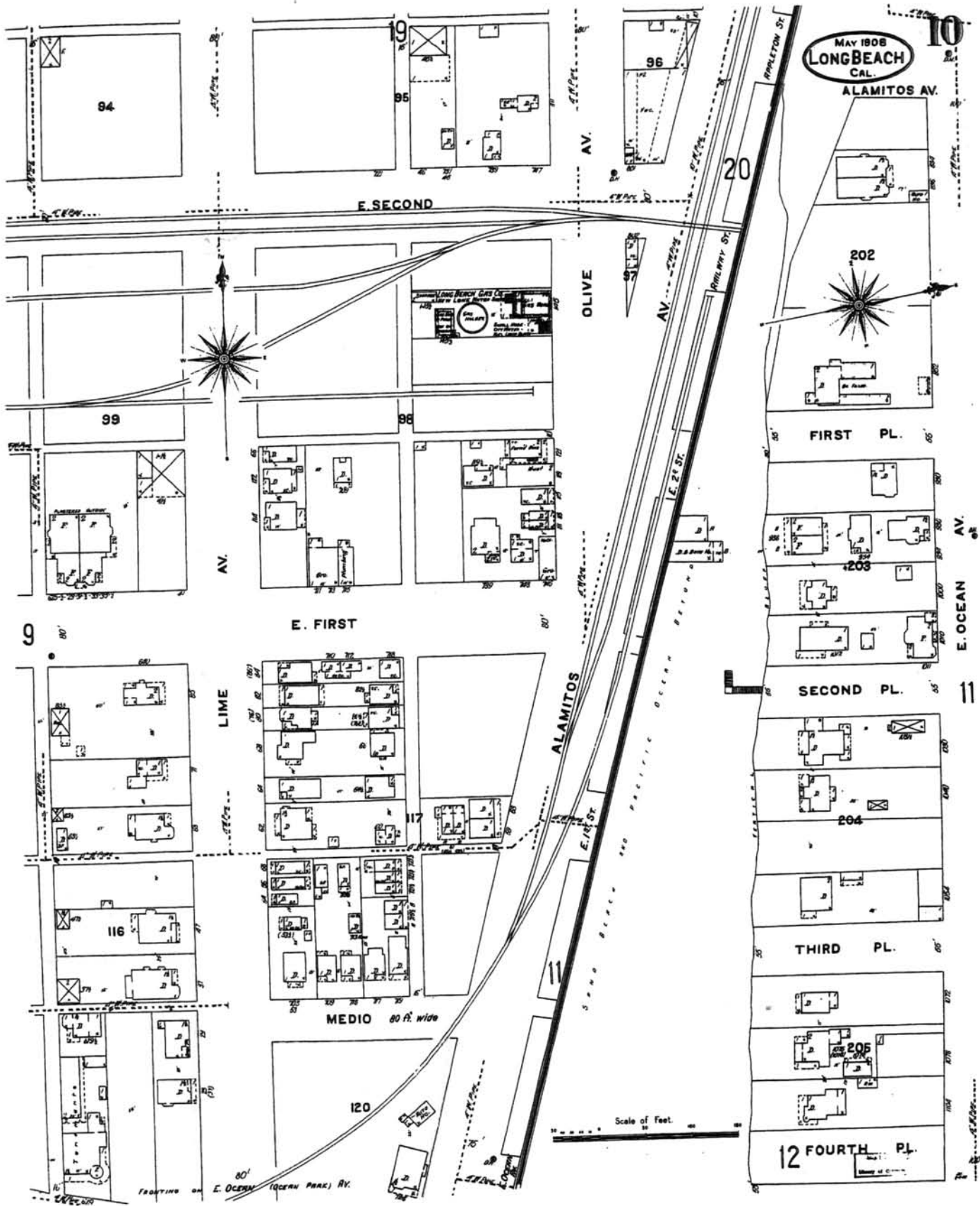
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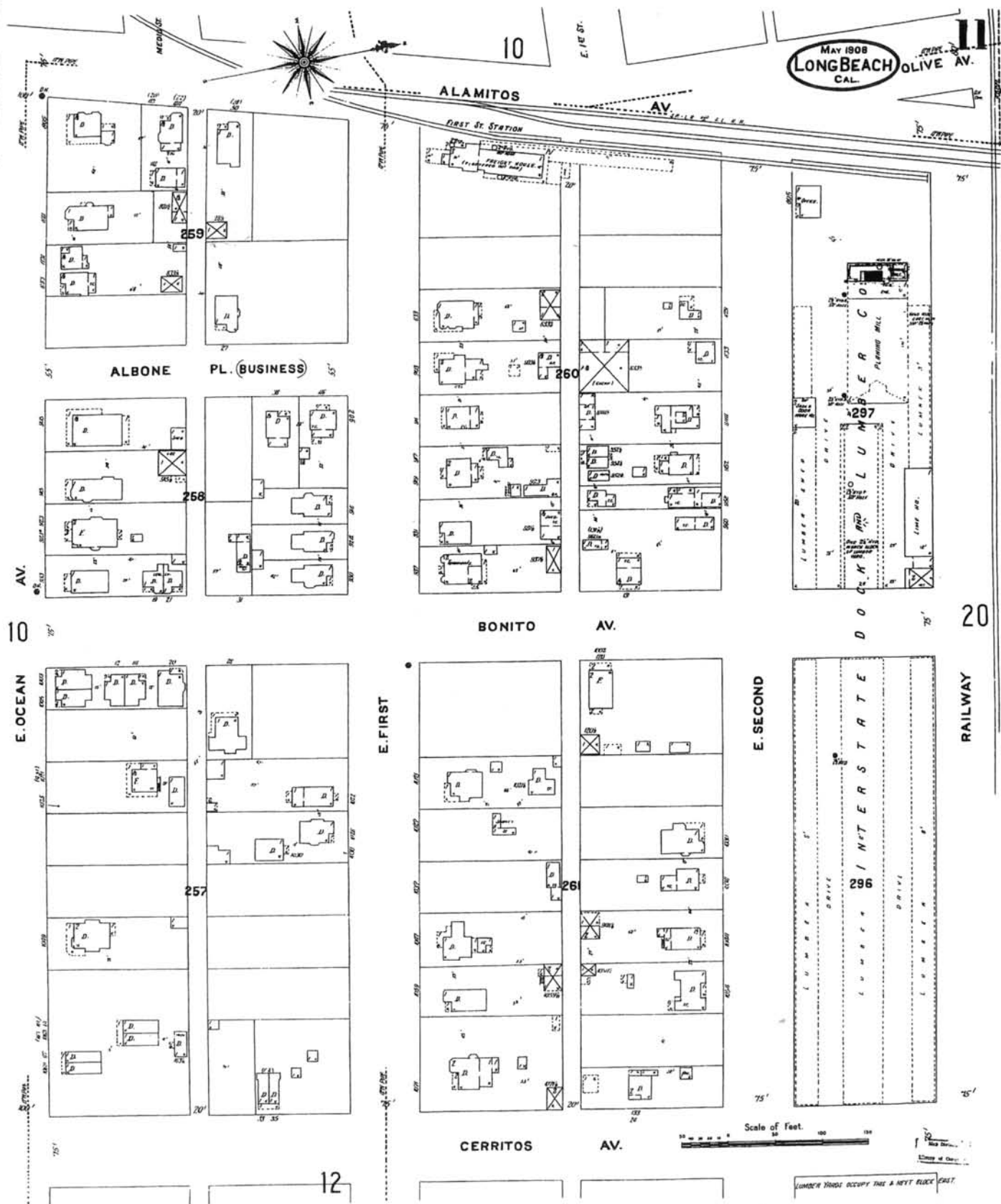
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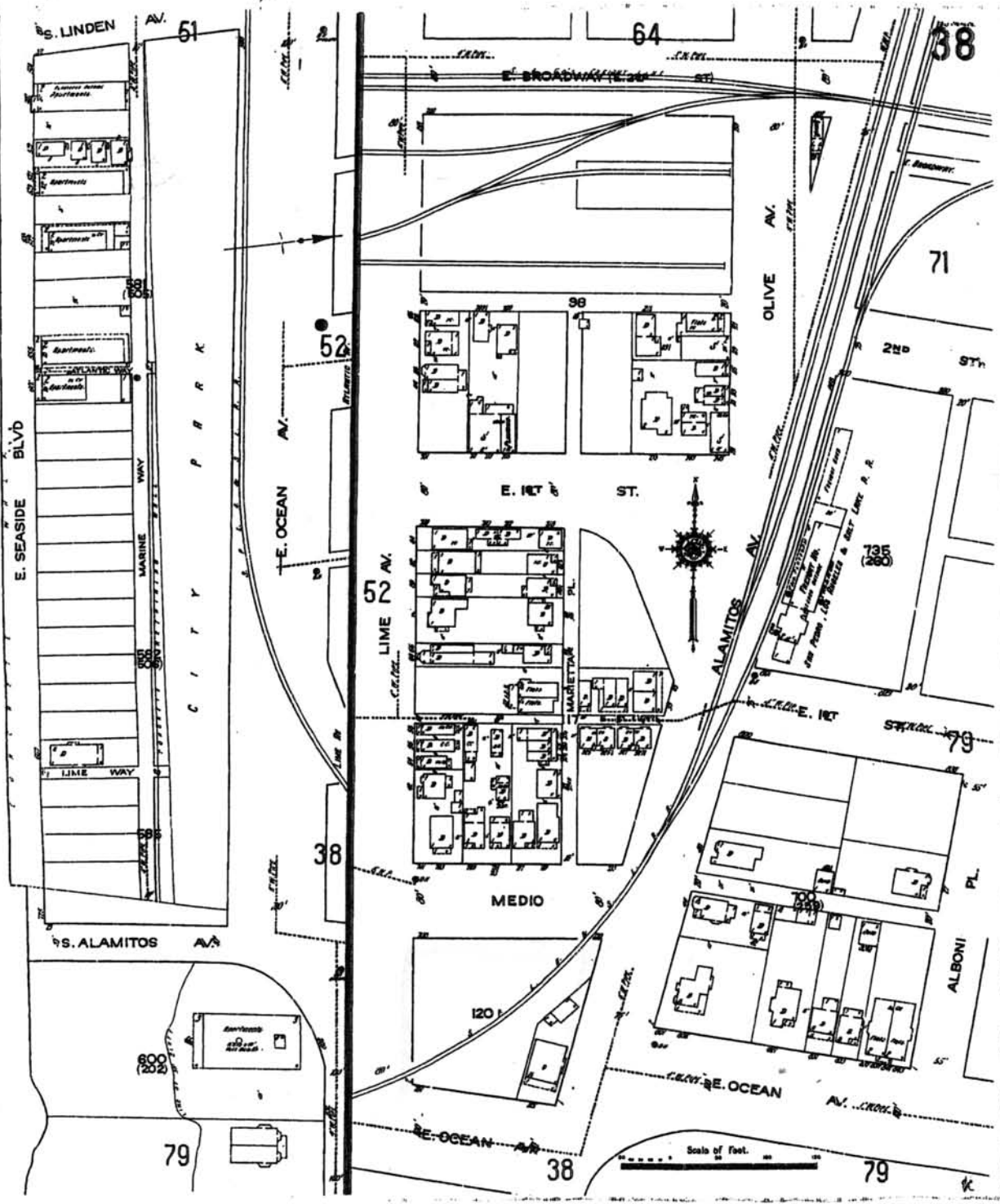
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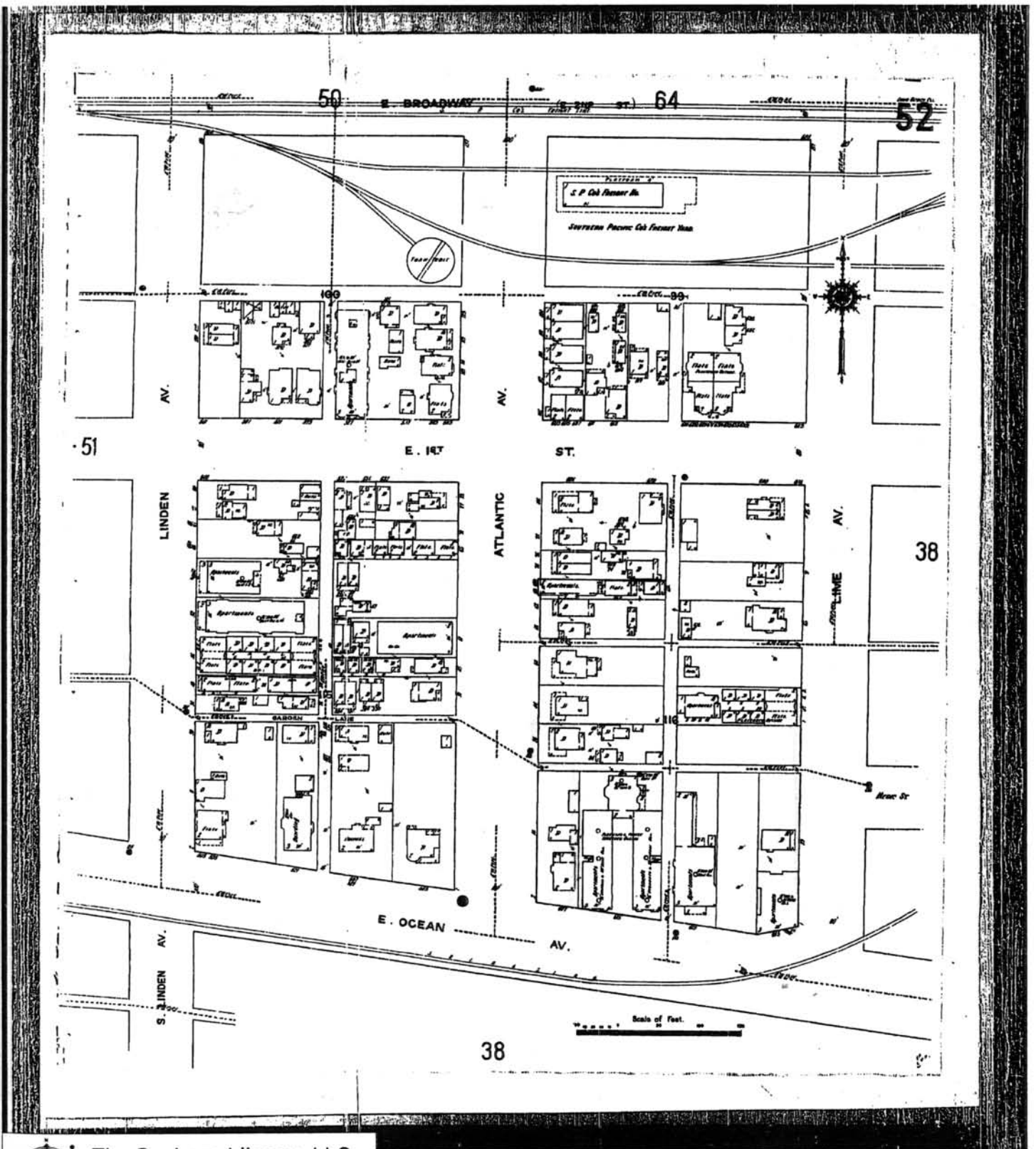




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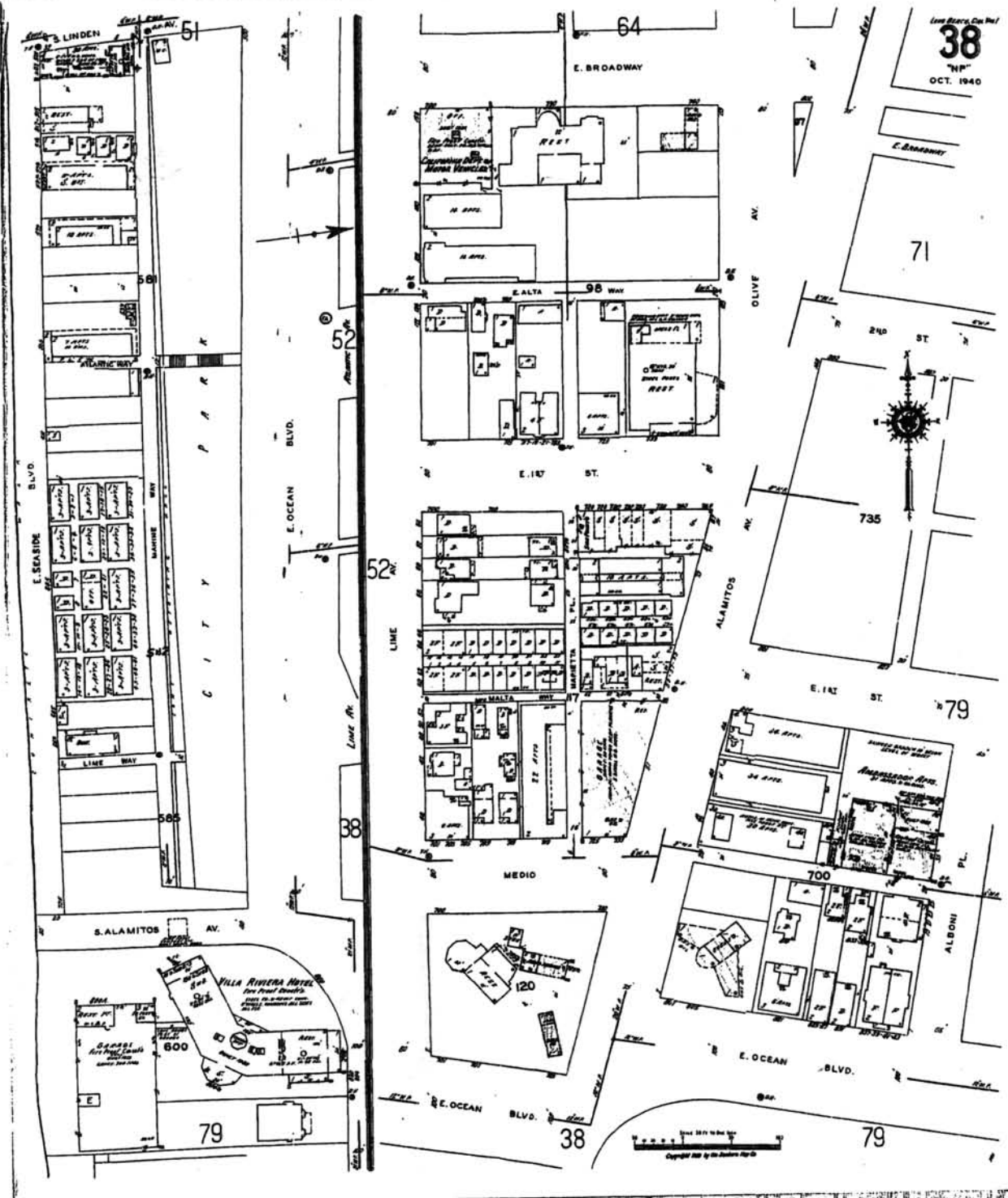


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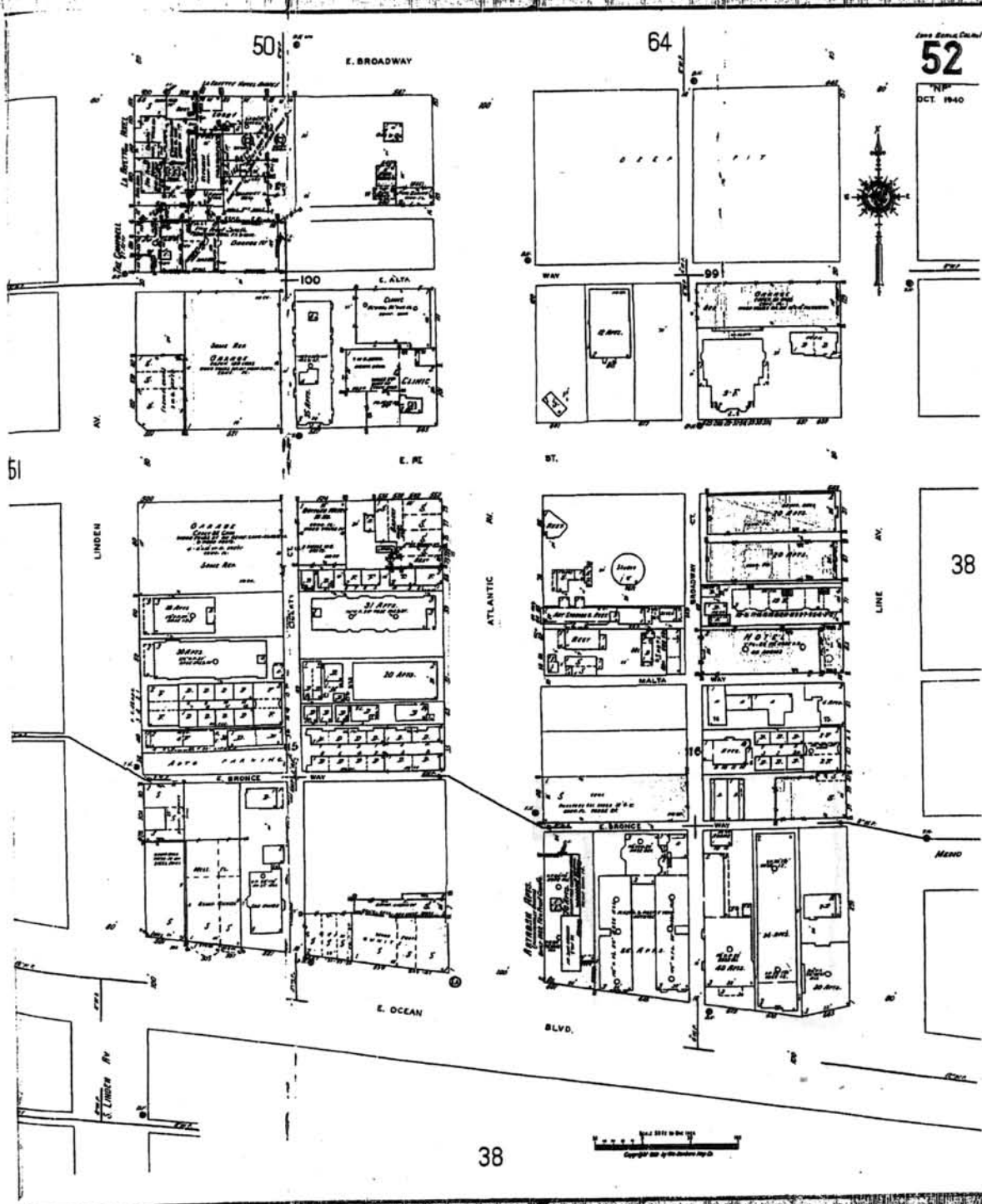
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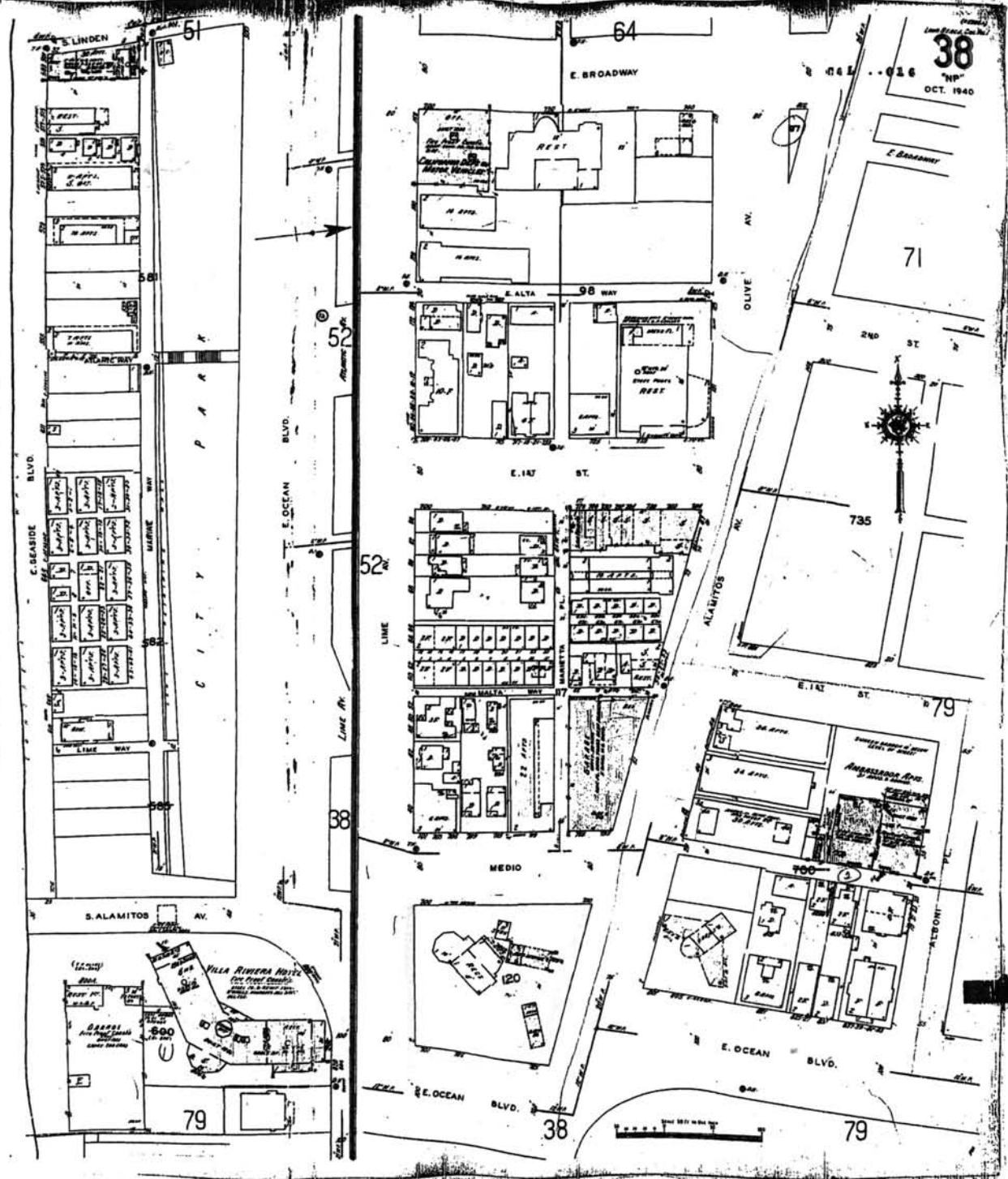
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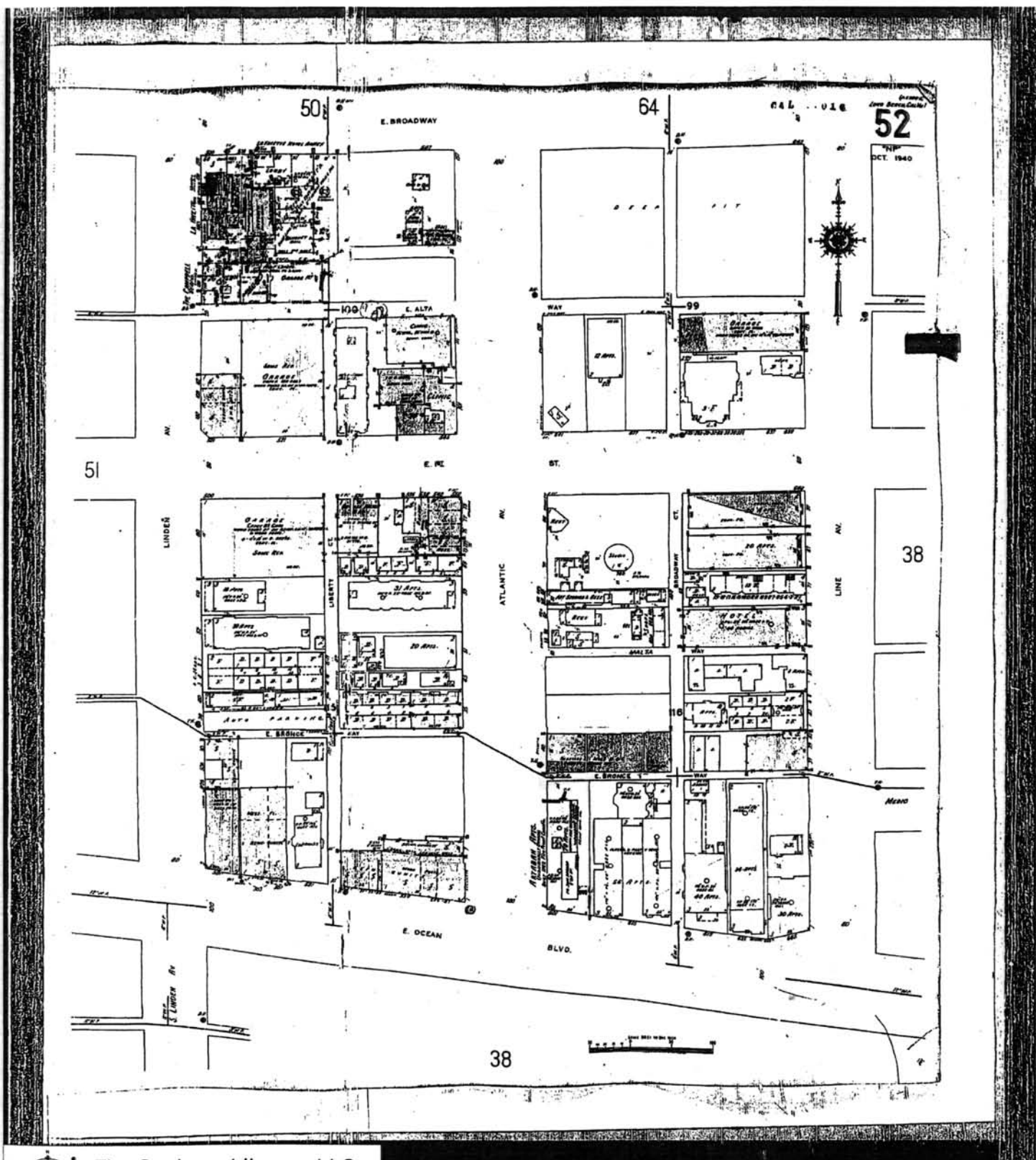
Pacific Ocean



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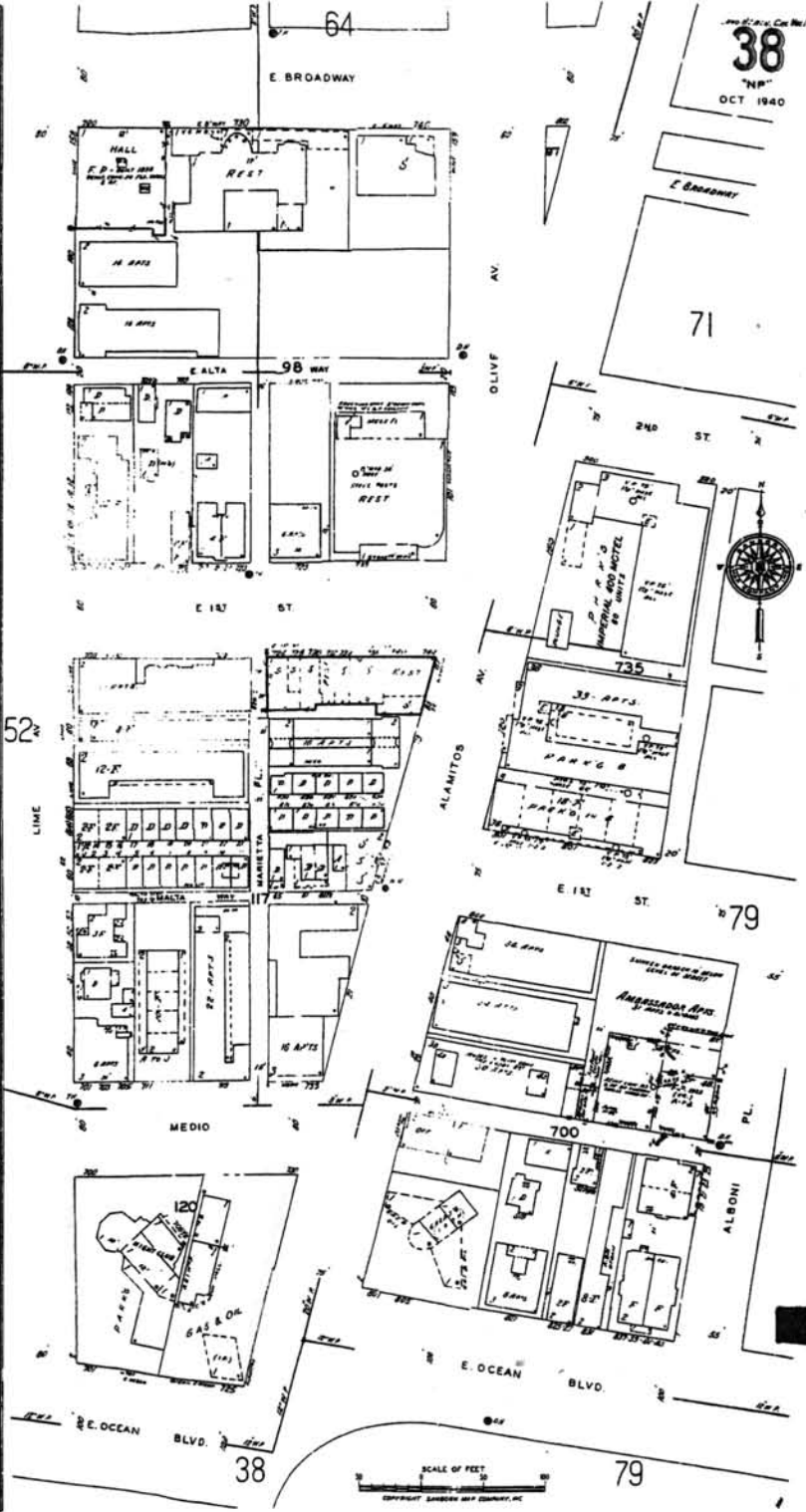
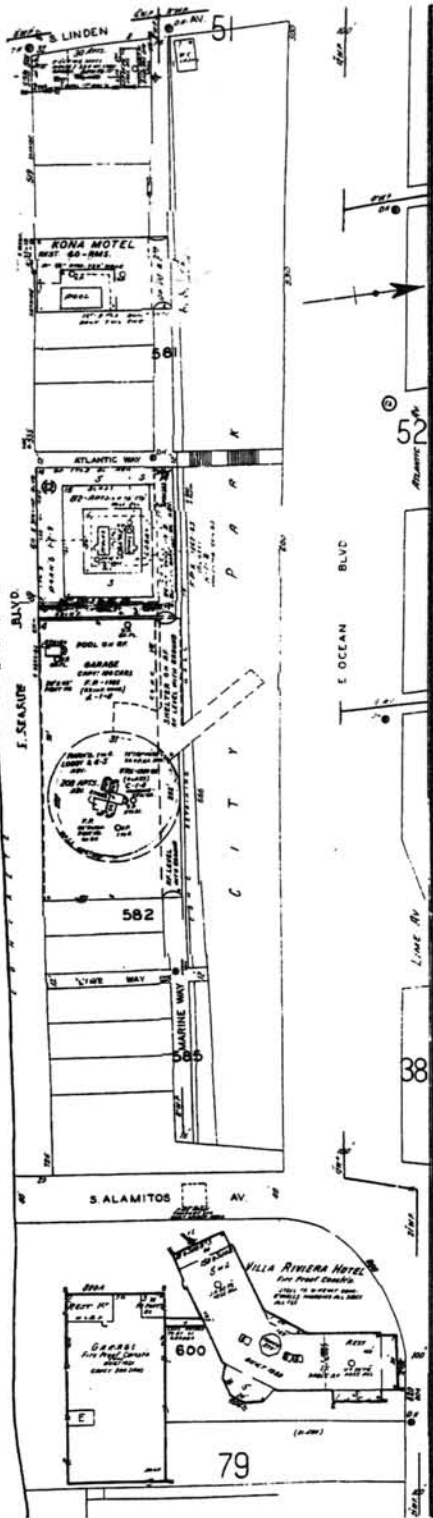
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Pacific Ocean



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APPENDIX D
EDR DATABASE REPORT



EDR™ Environmental
Data Resources Inc

The EDR Radius Map™ Report

**Lime Ave/E Ocean Blvd
Lime Ave/E Ocean Blvd
Long Beach, CA 90802**

Inquiry Number: 01468711.1r

July 19, 2005

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06460**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

LIME AVE/E OCEAN BLVD
LONG BEACH, CA 90802

COORDINATES

Latitude (North): 33.766700 - 33° 46' 0.1"
Longitude (West): 118.184100 - 118° 11' 2.8"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 390347.4
UTM Y (Meters): 3736724.8
Elevation: 38 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 33118-G2 LONG BEACH (DIGITAL), CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

- ✓ The target property was identified in the following government records. For more information on this property see page 6 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
0725 E OCEAN BLVD	UST	N/A
0725 E OCEAN BLVD		
LONG BEACH, CA		

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

CORRACTS	Corrective Action Report
RCRA-TSDF	Resource Conservation and Recovery Act Information
RCRA-LQG	Resource Conservation and Recovery Act Information

STATE ASTM STANDARD

AWP	Annual Workplan Sites
Cal-Sites	Calsites Database
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
WMUDS/SWAT	Waste Management Unit Database
INDIAN UST	Underground Storage Tanks on Indian Land
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
UMTRA	Uranium Mill Tailings Sites
US ENG CONTROLS	Engineering Controls Sites List
ODI	Open Dump Inventory
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
INDIAN RESERV	Indian Reservations
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST	Aboveground Petroleum Storage Tank Facilities
CA WDS	Waste Discharge System
DEED	Deed Restriction Listing
NFE	Properties Needing Further Evaluation
SCH	School Property Evaluation Program
WIP	Well Investigation Program Case List
REF	Unconfirmed Properties Referred to Another Agency
NFA	No Further Action Determination
SLIC	Statewide SLIC Cases
LA Co. Site Mitigation	Site Mitigation List
AOCONCERN	San Gabriel Valley Areas of Concern

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas	Former Manufactured Gas (Coal Gas) Sites
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EXECUTIVE SUMMARY

BROWNFIELDS DATABASES

US BROWNFIELDS..... A Listing of Brownfields Sites
US INST CONTROL..... Sites with Institutional Controls

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store , treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 05/20/2005 has revealed that there are 5 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BROADWAY SHELL SVC	200 ALAMITOS	1/8 - 1/4 NE	G38	24
SHELL S/S #204-44B2-5705	200 ALAMITOS	1/8 - 1/4 NE	G39	24
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
STAR SHIPPING USWC INC	555 E OCEAN BLVD STE 60	0 - 1/8 W	E23	19
HELTZER ENTERPRISES	423 E SEASIDE	1/8 - 1/4 WSW	48	31
MR CS CLEANERS	434 & 438 E FIRST ST	1/8 - 1/4 WNW	60	41

EXECUTIVE SUMMARY

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2004 has revealed that there are 5 ERNS sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SERVICE STATION AT 805 E OCEAN	SERVICE STATION AT 805	0 - 1/8 ESE	A2	6
SERVICE STATION AT 805 E OCEAN	SERVICE STATION AT 805	0 - 1/8 ESE	A3	6
40 LIME AVE	40 LIME AVE	0 - 1/8 NE	4	6
805 E. OCEAN BLVD.	805 E. OCEAN BLVD.	0 - 1/8 ESE	C10	8
805 E. OCEAN BLVD.	805 E. OCEAN BLVD.	0 - 1/8 ESE	C11	8

STATE ASTM STANDARD

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/2003 has revealed that there is 1 CHMIRS site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SERVICE STATION 2999	805 E OCEAN BLVD	0 - 1/8 ESE	C20	16

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there are 5 Cortese sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
76 PRODUCTS STATION #2999	805 OCEAN BLVD E	0 - 1/8 ESE	C15	10
WAYNE PERRY CONSTRUCTION	200 ALAMITOS	1/8 - 1/4 NE	G41	25
CHR CORPORATION PROPERTY	210 ALAMITOS AVE	1/8 - 1/4 NE	L59	39
MOBIL	402 ATLANTIC AVE	1/4 - 1/2 N	68	50
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SOUTHERN CA EDISON CO	125 ELM AVE	1/8 - 1/4 WNW	O63	43

NOTIFY 65: Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database.

A review of the Notify 65 list, as provided by EDR, has revealed that there is 1 Notify 65 site

EXECUTIVE SUMMARY

within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported	532 E. 7TH	1/2 - 1 N	84	72

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 05/12/2005 has revealed that there are 6 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
76 PRODUCTS STATION #2999	805 OCEAN BLVD E	0 - 1/8 ESE	C15	10
UNOCAL #2999 (FORMER)	805 OCEAN BLVD E	0 - 1/8 ESE	C19	14
WAYNE PERRY CONSTRUCTION, INC	200 ALAMITOS AVE	1/8 - 1/4 NE	G42	26
CHR CORPORATION PROPERTY	210 ALAMITOS AVE	1/8 - 1/4 NE	L59	39
MOBIL	402 ATLANTIC AVE	1/4 - 1/2 N	68	50
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SOUTHERN CA EDISON CO	125 ELM AVE	1/8 - 1/4 WNW	O63	43

BEP: Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

A review of the CA BOND EXP. PLAN list, as provided by EDR, has revealed that there is 1 CA BOND EXP. PLAN site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LONG BEACH NAVAL SHIPYARD		1/2 - 1 WSW	99	91

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 04/12/2005 has revealed that there are 25 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
TEXACO (2 12M MODERN)	0805 E OCEAN BLVD	0 - 1/8 ESE	C9	8
VILLA RIVIERA	0800 E OCEAN BLVD	0 - 1/8 ESE	C12	8
Not reported	0800 W OCEAN BLVD	0 - 1/8 ESE	C13	9
HANEY CO (OLD OFFCO YARD)	0050 ALAMITOS AVE	0 - 1/8 ENE	D21	19
Not reported	0051 ALAMITOS AVE	0 - 1/8 ENE	D22	19
SEE 123 LIME AVE	0633 E 01ST ST	0 - 1/8 N	27	20
PACIFIC COAST CLUB CONDOMINIUM	0850 E OCEAN BLVD	1/8 - 1/4 ESE	33	23
Not reported	0123 LIME AVE	1/8 - 1/4 N	34	23
SHELL OIL PRODUCTS US (3 D/W O	0200 ALAMITOS AVE	1/8 - 1/4 NE	G37	24
Not reported	0544 E BROADWAY	1/8 - 1/4 NNW	K52	38
LAFAYETTE CONDO'S	0520 E BROADWAY	1/8 - 1/4 NNW	K53	38

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported	0210 ALAMITOS AVE	1/8 - 1/4 NE	L54	38
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ARTABAN APTS.	0010 ATLANTIC AVE	0 - 1/8 W	8	8
SHORELINE MARINE FUEL 76 (4 S/	0700 E SHORELINE DR	1/8 - 1/4 SSE	F29	21
SHORELINE MARINE FUELS	700 E SHORELINE DRIVE	1/8 - 1/4 SSE	F32	23
Not reported	0080 LINDEN AVE	1/8 - 1/4 WNW	35	23
COOPER ARMS BLDG	0455 E OCEAN BLVD	1/8 - 1/4 W	36	23
Not reported	0130 LINDEN AVE	1/8 - 1/4 NW	I47	31
LAFAYETTE CONDOMINIUMS	0140 LINDEN AVE	1/8 - 1/4 NW	I51	38
OCEAN VILLAS	0388 E OCEAN BLVD	1/8 - 1/4 W	M55	38
ONYX OPPORTUNITY PARTNERSHIP	0401 E OCEAN BLVD	1/8 - 1/4 W	M56	39
Not reported	0014 ELM AVE	1/8 - 1/4 W	N57	39
Not reported	0044 ELM AVE	1/8 - 1/4 WNW	N58	39
LONG BEACH MARINE BUREAU (500	0500 E SHORELINE DR	1/8 - 1/4 SSW	61	43
SCE (FLEET SERVICING GARAGE)	0125 ELM AVE	1/8 - 1/4 WNW	O62	43

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 05/04/2005 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EDISON/LONG BEACH #1 MGP (BROA	740 EAST BROADWAY	1/8 - 1/4 NNE	J50	32

CA FID: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHELL OIL COMPANY	200 ALAMITOS	1/8 - 1/4 NE	G40	25
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DOWNTOWN MARINA	700 E SHORELINE DR	1/8 - 1/4 SSE	F31	22

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
UNION OIL SERVICE STATION #299	805 E OCEAN BLVD	0 - 1/8 ESE	C16	12
SERVICE STATION 2999	805 E OCEAN BLVD	0 - 1/8 ESE	C20	16
EAN HARTER	200 ALAMITOS AVE	1/8 - 1/4 NE	G43	29

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DOWNTOWN MARINA	700 E SHORELINE DR	1/8 - 1/4 SSE	F30	21

FEDERAL ASTM SUPPLEMENTAL

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 04/11/2005 has revealed that there is 1 FINDS site within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
STAR SHIPPING USWC INC	555 E OCEAN BLVD STE 60	0 - 1/8 W	E23	19

STATE OR LOCAL ASTM SUPPLEMENTAL

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the CLEANERS list, as provided by EDR, has revealed that there is 1 CLEANERS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MR CS CLEANERS	434 & 438 E FIRST ST	1/8 - 1/4 WNW 60		41

Emissions Inventory Data: Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies

A review of the EMI list, as provided by EDR, and dated 12/31/2002 has revealed that there are 36 EMI sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ACAPULCO RESTAURANT #004	733 E BROADWAY	1/8 - 1/4 NNE	J49	31
MR C'S HYTONE CLEANERS	355 ALAMITOS	1/4 - 1/2 NNE	67	50
COMMERCIAL RADIATOR	901 E. 4TH ST.	1/4 - 1/2 NNE	70	53
BONDS HOME APPLIANCES INC	965 E. 4TH ST.	1/4 - 1/2 NNE	71	54
GEN TEL OF CAL	550 ELM AVE.	1/2 - 1 NNW	R77	64
GTE CALIFORNIA	550 ELM AVE.	1/2 - 1 NNW	R78	64
LBUSD-FRANKLIN UNION HIGH	540 CERRITOS AVENUE	1/2 - 1 NE	82	69
SEASIDE PRINTING CO INC	1220 4TH ST	1/2 - 1 NE	83	71
MARTIN'S AUTOBODY & PAINT	825 E 7TH ST	1/2 - 1 N	85	72

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
A & D AUTO BODY SHOP, B. ARMAD	837 E 7TH STREET	1/2 - 1 NNE	86	73
PARAMOUNT CLEANERS	1711 E BROADWAY	1/2 - 1 E	88	76
LONG BEACH UNI SCH DIST/REID H	235 E 8TH ST	1/2 - 1 NNW	89	79
7TH ST CLEANERS, JUNG HWAN SEO	1340 E 7TH ST	1/2 - 1 NE	91	80
POWERINE OIL CO (EIS USE)	1405 W 7TH STREET	1/2 - 1 NE	93	81
DAIL ONE DELUXE CLEANERS	1771 E 4TH ST	1/2 - 1 ENE	96	85
SAINT MARY MEDICAL CENTER	1050 LINDEN AVE.	1/2 - 1 N	97	86
QUEEN BEACH PRINTERS INC	937 PINE AVENUE	1/2 - 1 NNW	98	89
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MR C'S HYTONE CLEANERS, MIKE P	434 E 1ST ST	1/8 - 1/4 WNW	H45	30
MR. C'S CLEANERS	434 E 1ST ST	1/8 - 1/4 WNW	H46	30
SHORELINE SQUARE ASSOCIATES, C	333 EAST OCEAN BLVD	1/4 - 1/2 W	64	45
VITOL S. A. INC	301 EAST OCEAN BLVD	1/4 - 1/2 W	P65	46
LONG BEACH CITY, CONVENTION CE	300 E OCEAN BLVD	1/4 - 1/2 W	P66	47
DAV VERMOGENSVERWALTUNG GMBH	249 E OCEAN BOULEVARD,	1/4 - 1/2 W	69	53
CROCKER PLAZA, C/O LASALLE PRT	180 E. OCEAN BLVD.	1/4 - 1/2 W	72	54
THE RED ONION # 304	401 SHORELINE VILLAGE D	1/4 - 1/2 SW	73	55
RAMADA RENAISSANCE HOTEL	111 EAST OCEAN BOULEVAR	1/4 - 1/2 W	Q74	55
LANDMARK SQUARE ASSOCIATES/CID	111-125 W OCEAN BLVD	1/4 - 1/2 W	Q75	55
HYATT CORP, HYATT REGENCY LONG	200 S PINE AVE	1/2 - 1 WSW	76	57
HOUSE OF TERIYAKI, JOHNNY WANG	503 LONG BEACH BL #L	1/2 - 1 NW	79	65
GTE	200 OCEAN BLVD W	1/2 - 1 W	S80	65
LONG BEACH *	200 W OCEAN BLVD	1/2 - 1 W	S81	68
SIR RICHARD'S QUALITY CLEANERS	233 W 4TH ST	1/2 - 1 WNW	87	75
LONG BEACH AQUARIUM OF THE PAC	100 AQUARIUM RD	1/2 - 1 WSW	90	79
GSA LONG BEACH FED, MTC LONG BE	501 W OCEAN BLVD	1/2 - 1 W	92	80
CUSHMAN & WAKEFIELD OF CAL, IN	100 OCEANGATE, STE#520	1/2 - 1 W	94	83
PACIFIC TOWER ASSOCIATES	300 OCEANGATE BLVD	1/2 - 1 W	95	84

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, and dated 12/31/2002 has revealed that there are 11 HAZNET sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MITCHELLE NIEID	700 EAST OCEAN BLVD STE	0 - 1/8 SSE	B5	6
DAVID EARLE	700 EAST OCEAN BLVD	0 - 1/8 SSE	B6	7
INTERNATIONAL TOWERS OWNERS AS	700 E OCEAN BLVD	0 - 1/8 SSE	B7	7
THE VILLA RIVIERA HOME OWNERS	800 E OCEAN BLVD	0 - 1/8 ESE	C14	9
UNION OIL SERVICE STATION #299	805 E OCEAN BLVD	0 - 1/8 ESE	C16	12
TOSCO CORPORATION STATION #304	805 E OCEAN BLVD	0 - 1/8 ESE	C17	13
OCEAN UNOCAL	805 E OCEAN BLVD	0 - 1/8 ESE	C18	14
SERVICE STATION 2999	805 E OCEAN BLVD	0 - 1/8 ESE	C20	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
555 E OCEAN BLVD, LLC	555 E OCEAN BLVD	0 - 1/8 W	E24	19

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
555 E OCEAN BLVD, LLC	555 E OCEAN BLVD	0 - 1/8 W	E25	20
ASBESTOS CERTIFICATION INSURAN	101 ATLANTICE AVENUE	0 - 1/8 NNW	28	21

HMS: Los Angeles County Industrial Waste and Underground Storage Tank Sites.

A review of the LOS ANGELES CO. HMS list, as provided by EDR, has revealed that there are 2 LOS ANGELES CO. HMS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CITY OF GLENDALE REFERRALS	633 E BROADWAY 205	1/8 - 1/4 N	44	30
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
555 EAST AMERICAN STEAKHOUSE	555 E OCEAN BLVD	0 - 1/8 W	E26	20

BROWNFIELDS DATABASES

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 05/04/2005 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

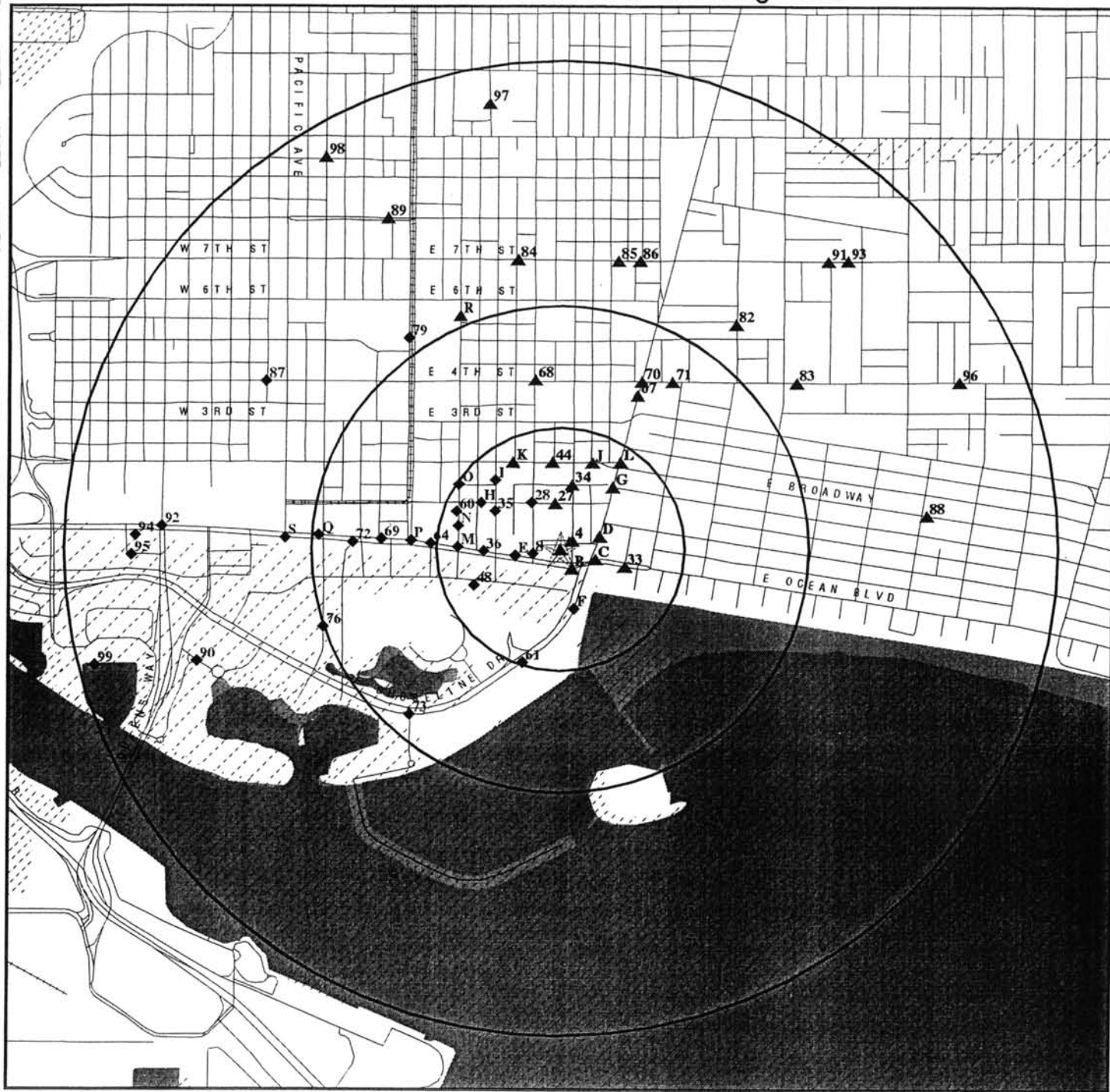
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EDISON/LONG BEACH #1 MGP (BROA	740 EAST BROADWAY	1/8 - 1/4 NNE	J50	32

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
EDISON/LONG BEACH II MGP	Cal-Sites, Cortese
SOUTHERN CA EDISON CO	LUST, Cortese
LA CITY ENERGY RECOVERY PROJECT (R	SWF/LF
SAN CARLOS DUMP	SWF/LF
SITE #4 - MOLE EXTENSION OPERATIO	SWF/LF
SITE # 5 SKEET RANGE SW FILL AREA	SWF/LF
LA COUNTY FLOOD CONTROL DUMP	SWF/LF
NEXTEL COMMUNICATIONS (SEE 3940/80	UST
MURPHY IND COATINGS LONG BEACH	HAZNET
MAURIE WOLFE	HAZNET
MCNEIL REAL ESTATE MANAGEMENT INC	HAZNET
1260 2ND ST LLC	HAZNET
LA COUNTY INTERNAL SERVICES	HAZNET
CHEVRON PRODUCTS CO #95649	HAZNET
GARY I DELONG	HAZNET
KENNETH E HILL (VESSEL #706595)	HAZNET
MOBIL OIL CORP THUMS METERS	RCRA-SQG
INTERNATIONAL TOWER	RCRA-SQG, FINDS
OCEAN	ERNS
OCEAN BLVD @ TERMINAL ISLAND FRWY	ERNS
OCEAN BLVD BETWEEN GATE 2 & 3	ERNS
OCEAN BLVD NEAR 2	ERNS
EAST OF ATLANTIC AVE	ERNS
150 SOUTH OF OCEAN AVE ON HARBOR S	ERNS
20 E OF LINDEN ST + 35TH(OIL FIELD	ERNS
PACIFIC OCEAN	ERNS
UNDERNEATH RR TRACKS AT 800 PIER A	ERNS
WARDLOW AND LONG BEACH BLVD.	ERNS
WESTBOUD OCEAN BLVD BETWEEN NAVY W	ERNS
20410 SOUTH WILMINGTON AVE TANK W-	ERNS
WINDHAM AVE, SOUTH VAN CAMP	ERNS
200 YDS N OF OCEAN ST. BRIDGE	ERNS
2653 LIME ST	ERNS
BAY SHORE LONG BEACH MANILA AVE TR	SLIC
BROADWAY/GOLDEN AVENUE PROPERTY	SCH
SAN GBRL RIVER	LOS ANGELES CO. HMS
FOUR CORNERS PIPELINE CO	EMI
PAULEY PETR INC, MEADER & DARB	EMI
PAULEY PETR INC, MEADER & DARB	EMI
GRANER OIL COMPANY, (NARD LEAS	EMI
DAVIS INVESTMENT CO, DUTCHER L	EMI
UNION BANK BUILDING ETAL	EMI
CHEVRON U.S.A. INC	EMI

OVERVIEW MAP - 01468711.1r - SCS Engineers



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Coal Gasification Sites

▨ National Priority List Sites

▨ Landfill Sites

▨ Dept. Defense Sites

0 1/4 1/2 1 Miles

▨ Indian Reservations BIA

▨ Oil & Gas pipelines

▨ 100-year flood zone

▨ 500-year flood zone

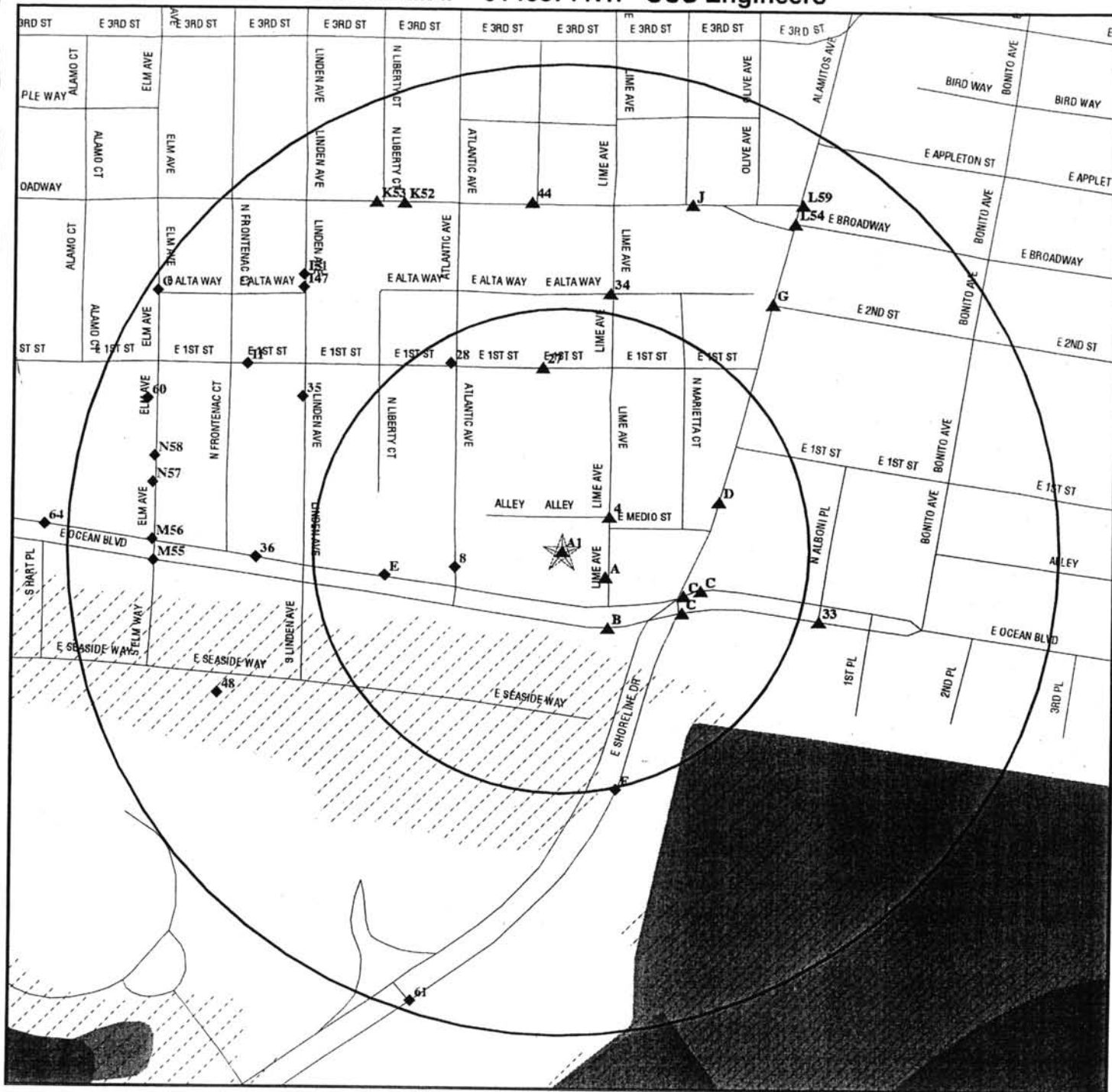
▨ Federal Wetlands

▨ Areas of Concern

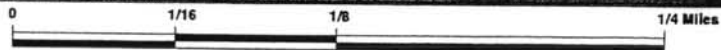
TARGET PROPERTY: Lime Ave/E Ocean Blvd
ADDRESS: Lime Ave/E Ocean Blvd
CITY/STATE/ZIP: Long Beach CA 90802
LAT/LONG: 33.7667 / 118.1841

CUSTOMER: SCS Engineers
CONTACT: Loran Bures
INQUIRY #: 01468711.1r
DATE: July 19, 2005 12:12 pm

DETAIL MAP - 01468711.1r - SCS Engineers



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites



- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands
- Areas of Concern



TARGET PROPERTY: Lime Ave/E Ocean Blvd
 ADDRESS: Lime Ave/E Ocean Blvd
 CITY/STATE/ZIP: Long Beach CA 90802
 LAT/LONG: 33.7667 / 118.1841

CUSTOMER: SCS Engineers
 CONTACT: Loran Bures
 INQUIRY #: 01468711.1r
 DATE: July 19, 2005 12:13 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	1	4	NR	NR	NR	5
ERNS		0.125	5	NR	NR	NR	NR	5
<u>STATE ASTM STANDARD</u>								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		0.125	1	NR	NR	NR	NR	1
Cortese		0.500	1	3	1	NR	NR	5
Notify 65		1.000	0	0	0	1	NR	1
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	2	3	1	NR	NR	6
CA Bond Exp. Plan		1.000	0	0	0	1	NR	1
UST	X	0.250	7	18	NR	NR	NR	25
VCP		0.500	0	1	0	NR	NR	1
INDIAN UST		0.250	0	0	NR	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
CA FID UST		0.250	0	2	NR	NR	NR	2
HIST UST		0.250	2	2	NR	NR	NR	4
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		0.125	1	NR	NR	NR	NR	1
HMIRS		0.125	0	NR	NR	NR	NR	0
MLTS		0.125	0	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		0.125	0	NR	NR	NR	NR	0
PADS		0.125	0	NR	NR	NR	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
DOD		1.000	0	0	0	0	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
RAATS		0.125	0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TRIS		0.125	0	NR	NR	NR	NR	0
TSCA		0.125	0	NR	NR	NR	NR	0
SSTS		0.125	0	NR	NR	NR	NR	0
FTTS		0.125	0	NR	NR	NR	NR	0

STATE OR LOCAL ASTM SUPPLEMENTAL

AST		0.125	0	NR	NR	NR	NR	0
CLEANERS		0.250	0	1	NR	NR	NR	1
CA WDS	TP		NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
SCH		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
EMI		1.000	0	3	11	22	NR	36
REF		0.250	0	0	NR	NR	NR	0
NFA		0.250	0	0	NR	NR	NR	0
SLIC		0.500	0	0	0	NR	NR	0
HAZNET		0.125	11	NR	NR	NR	NR	11
Los Angeles Co. HMS		0.250	1	1	NR	NR	NR	2
LA Co. Site Mitigation		0.250	0	0	NR	NR	NR	0
AOCNERN		1.000	0	0	0	0	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas		1.000	0	0	0	0	NR	0
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BROWNFIELDS DATABASES

US BROWNFIELDS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	1	0	NR	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

APPENDIX E
RESUMES OF PROJECT PERSONNEL

KEVIN W. GREEN, P.G., R.E.A.

Education

B.S. - California State University, Long Beach, 1978
Marine Biology

Professional Licenses

Professional Geologist - California, 1994 (No. 5906)
Registered Environmental Assessor - California, 1992 (No. REA-03945)

Affiliations

National Ground Water Association
Society of Economic Paleontologists and Mineralogists

Professional Experience

Mr. Green has a background in geology and paleontology. Since joining SCS in 1987, he has been involved in numerous projects related to the investigation and remediation of hazardous chemicals in soils and groundwater. Selected projects in which Mr. Green has participated include:

- Project Manager for hundreds of Phase I environmental assessments. These projects consist of evaluating current on-site operations, generation of historical property use information, identifying potentially contaminated sites in the surrounding areas, and review of files maintained by regulatory agencies.
- Project Manager for numerous investigations of hazardous waste sites to identify and characterize contaminants in soil and groundwater in accordance with regulatory requirements. Contaminants include a variety of hydrocarbon products, heavy metals, polychlorinated biphenyls (PCBs), and pesticides.
- Project Manager for numerous projects related to the assessment and remediation of contaminant plumes from leaking underground storage tanks. In accordance with the requirements of numerous regulatory agencies throughout southern California, Mr. Green has developed work plans and health and safety plans, coordinated and conducted field investigations, evaluated and implemented remedial alternatives, and prepared summary reports.
- Project Manager for numerous remediation projects involving the excavation, transport, and disposal or treatment of hydrocarbon, pesticide, and/or heavy metal contaminated soils.



KEVIN W. GREEN, P.G., R.E.A. (continued)

- Project Manager for numerous soil gas surveys utilized to assess the presence, nature, and extent of subsurface gases related to contaminated soils and/or landfills.
- Coordination and supervision regarding the installation of vapor extraction systems for the remediation of volatile contaminants in subsurface soils.
- Evaluation of environmental conditions at sanitary landfills. Mr. Green was Task Manager for the installation and sampling of groundwater monitoring wells at and adjacent to existing landfills to determine the presence of leachate. This work was done in strict accordance with state regulations and local ordinances.
- Expert testimony regarding the investigation of hazardous waste sites.
- Research support related to litigation and expert testimony.

Specific projects that Mr. Green has been involved with at SCS include:

- Project Manager for Well Investigation Program compliance under Regional Water Quality Control Board (RWQCB) oversight at a jet engine repair, maintenance and testing facility in the San Fernando Valley Superfund area.
- Project Manager for general environmental consulting services for the Community Redevelopment Agency of the City of Los Angeles. Projects conducted under the multi-year contract include numerous environmental assessments, asbestos, lead-based paint, soil, and groundwater investigations and remediation. Project sites include commercial, industrial, and residential properties up to 232 acres in size.
- Participation in the preparation of an Environmental Impact Report addressing environmental concerns associated with proposed remedial action for the Del Norte Superfund site in Crescent City, California.
- Project Manager for assessment and oversight activities related to closure of the PSAirmotive jet engine repair/testing facility in San Diego for client acquiring the facility. Tasks included a Phase I assessment; asbestos survey; soil gas and soils investigations of underground storage tanks, plating shop, and various chemical storage and use areas; evaluation of air and wastewater permits; evaluation of regulatory requirements for closure; and assistance to legal counsel in evaluating environmental liabilities.

Mr. Green has participated in a certified health and safety program in compliance with OSHA Standard 29 CFR 1910.120. He is knowledgeable in incident response operations, team functions, personnel safety, and field equipment. Mr. Green is able to recognize and evaluate potential chemical and physical hazards and associated risks in field operations; discuss and use

KEVIN W. GREEN, P.G., R.E.A. (continued)

personnel protective equipment such as respiratory protection and protective clothing; use and interpret direct-reading instruments; and examine and establish Standard Operating Safety Guidelines to ensure safe and effective response operations.

Mr. Green has been involved in numerous SCS projects related to hazardous waste characterization and management. He has experience in site assessment studies, underground tank investigations and their associated remediation programs, landfill studies, and geologic and hydrogeologic site characterization studies. His work experience includes all project phases from development of cost estimates for various site assessment and cleanup programs, to groundwater monitoring and sampling, to preparation of final reports and interfacing with regulatory agencies.

Publications

Marsh, J. R., K. W. Green, and T. Dong. Phase I Assessments and Due Diligence: One and the Same? Environmental Engineering Forum, American Society of Civil Engineers, Environmental Engineering Division. Journal of Environmental Engineering. Vol. 120, No. 6, November/December 1994.

Green, K. W., and B. Garbaccio. Understanding and Interpreting a Site Investigation Report. California Redevelopment Journal. October 1994

Marsh, J. R., and K. W. Green. What Your Phase I Assessment Dollars Buy. California Redevelopment Association Journal. July 1994.

Marsh, J. R., K. W. Green, and T. Dong. Standardizing Environmental Assessments: A Practical Perspective. Journal of Environmental Engineering. Vol. 122, No. 3. March 1996.

Green, K. W., T. Dong, and D. R. Ness. Industrial Drycleaner Woes, Vernon, California. Proceedings of the Groundwater Resources Association. November 10, 2004.

J. RODNEY MARSH, R.E.A.

Education

B.S. - California State University at Long Beach, 1971
Chemistry

M.S. - Illinois Institute of Technology, 1974
Environmental Engineering

Affiliations

American Chemical Society

Professional Registrations

Registered Environmental Assessor - California (No. 328)
Environmental Manager - Nevada (No. EM-1121)

Professional Experience

Mr. Marsh is experienced in the chemical characteristics and environmental behavior of a variety of industrial and hazardous wastes and wastewaters. He is very familiar with current waste control regulations under CERCLA, RCRA, TOSCA, the Clean Water Act, the Clean Air Act, and corresponding State codes. He is an instructor for SCS's in-house health and safety training program, and also teaches a graduate-level waste management course at California State University, Long Beach.

Mr. Marsh currently manages all of the SCS-Long Beach Phase I Environmental Assessment projects. He has completed or managed several hundred such assessments. He prepared the in-house guidance manual for the preparation of Phase I reports, and has given several seminars and authored several articles on Phase I assessments.

Mr. Marsh has provided extensive research support for litigation and expert testimony efforts. Specific projects have included assessments of historical industrial waste management practices, evaluations of the environmental fate and transport of chlorinated solvents, and estimation of waste quantities and characteristics. Sites have ranged from small industrial facilities to major state and federal Superfund sites.

Mr. Marsh served as Senior Project Engineer on a remediation project involving a pesticide-contaminated former air strip in the Litchfield Park, Arizona, area. His responsibilities included design of sampling programs, data analysis to determine the extent of contamination, remediation cost estimating, and preparation of the Remedial Investigation report.

Mr. Marsh served in a similar capacity on a former petroleum refinery remediation project in Southern California. As Technical Advisor, he assisted in the sampling data evaluation and

J. RODNEY MARSH (continued)

estimations of contamination extent. He also provided fate and transport data for the contaminants found at the site for the Remedial Investigation report. In addition, he prepared a preliminary risk assessment for the site, and assisted in the data compilation and interpretation for the formal risk assessment.

For remediation at a former steel mill in Fontana, California, Mr. Marsh prepared a preliminary feasibility assessment and assisted in the review of bids and selection of prospective remediation contractors. Site contaminants included coal tar, steel slag, various heavy metal compounds, and volatile organic compounds.

Mr. Marsh served as Project Engineer for the preparation of an Environmental Impact Statement for a proposed hazardous waste treatment facility in Arizona. His responsibilities included developing estimates of the types and quantities of wastes anticipated, determining the most efficient and cost-effective combination of treatment and disposal alternatives for these wastes, and preparing a conceptual design for the facility.

Mr. Marsh was Project Manager on the preparation of three city and county hazardous waste management plans. The first, for Yolo County, California, was prepared in response to state legislation and addressed every phase of hazardous waste generation, treatment, storage, disposal, control, education, and regulation in the County. The other two were local hazardous waste management plans prepared for the Cities of El Segundo and Glendora. These plans identified areas where the Cities' hazardous waste management goals differed from those of Los Angeles County.

Mr. Marsh was Project Manager on a study for the Nevada Department of Transportation to identify and inventory hazardous wastes generated by highway maintenance stations throughout the state. The study involved an assessment of degree of compliance with RCRA regulations and recommendations for improving compliance.

Mr. Marsh also managed three hazardous waste audit studies for the California Department of Health Services. These studies focused on automotive paint and body shops, marine yards, and precious metals industries and sought to identify hazardous wastes generated and techniques for minimizing, treating, or disposing of the wastes.

Mr. Marsh was Project Manager on two studies regarding small-quantity generator hazardous wastes in the North Hollywood, California, area for the Southern California Association of Governments. Both studies involved detailed surveys and inventories. The first concluded with a review of existing hazardous materials and waste management practices and recommendations for better management. The second involved an evaluation of regional treatment, storage, and disposal options, and the conceptual design of a collection system and hazardous waste transfer station.

Mr. Marsh has served as both Project Manager and field team member on two Naval Assessment and Control of Installation Pollutants Program Initial Assessment Studies, the Navy's version of

J. RODNEY MARSH (continued)

the DOD Installation Restoration Program. These studies involved comprehensive evaluations of current and past hazardous waste generation, management, and disposal practices on military facilities. Information was gathered via records searches, interviews, and site investigations.

Mr. Marsh was also the Project Manager and a field team member for several projects conducted for the California General Services Administration to identify and inventory PCB-containing electrical equipment at state-owned facilities, including state parks, correctional facilities, highway department stations, National Guard facilities, etc.

Mr. Marsh served as Senior Project Engineer on several Air Force studies to inventory hazardous wastes for Vandenberg Air Force Base. These projects involved all host base and tenant activities, including launch and between-launch activities associated with the space shuttle, and Titan and Atlas launch facilities. The project team evaluated all of these operations and the chemicals and materials involved in them, and produced an expected inventory of wastes which included type of waste, chemical constituents, normal expected quantities, and "worst case" quantities.

Mr. Marsh completed an inventory of the contents of a hazardous waste/oily waste landfill to determine if its operations were in strict accordance with federal and state regulations. This study involved a detailed analysis of hauler records to determine what wastes had been accepted by the landfill, and how they had been treated or disposed. Of particular concern was whether incompatible or unusually dangerous wastes had been buried in close proximity or in such a way as to endanger continued operations at the site.

Mr. Marsh's other projects related to hazardous waste management include:

- Facility hazardous materials and waste compliance assessment audits.
- Evaluation of alternatives for treating and disposing of dilute pesticide solutions at applicator air fields (for EPA).
- Determine the relative health effects of wastewater treatment processes based on literature citations (for EPA).
- Performance review of Class I disposal sites in California, including assessment of the operating history and reported emissions at all active and some now-closed sites (for State of California).
- Feasibility studies for remediation of sites contaminated with pesticides, dioxins, and coal tar.